

£375,000

Henderson Road, Southsea PO4 9JD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SEMI DETACHED HOUSE
- ❖ 3 BEDROOMS
- ❖ EXTENDED ACCOMODATION
- ❖ OFF ROAD PARKING
- ❖ NO ONWARD CHAIN
- ❖ EASTNEY LOCATION
- ❖ LOVELY CONDITION
- ❖ OPEN PLAN KITCHEN
- ❖ WALKING DISTANCE TO SEAFRONT
- CALL TO VIEW

**** EXTENDED SEMI DETACHED HOME WITH PARKING IN HEART OF EASTNEY ****

We are delighted to bring to market this lovely semi detached home in Henderson Road, Eastney. Offered CHAIN FREE, this extended on the ground floor and offering OFF ROAD PARKING, this lovely house is perfect for a growing family or couple to enjoy a property just moments from the coast.

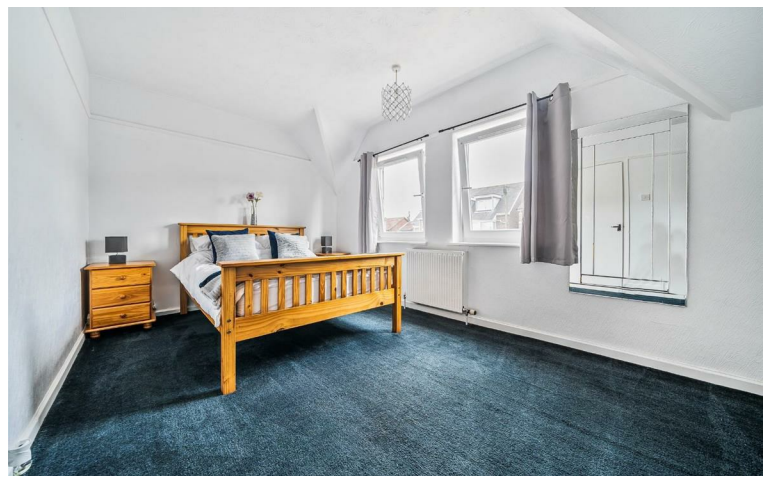
As you step inside you'll find a generous lounge at the front with the heart of the home being the open plan kitchen / dining area at the rear. This great sociable space will be the backdrop for many a get together, further complimented by a good size utility room that offers access to the wide low maintenance garden.

With the shower room being on the ground floor, this means you find 3 generous bedrooms upstairs. The decor is fresh and tasteful throughout making this a property you can move straight into and then make any subtle changes you wish.

The location is quite superb. You are moments from Bransbury Park, a short distance to the seafront and central Southsea can be reached to enjoy the local bars restaurants and cafes. A brilliant home that must be viewed at the earliest opportunity

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk





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PROPERTY INFORMATION

GROUND FLOOR

LIVING ROOM

17'1" x 10'7" (5.21m x 3.23m)

DINING AREA

10'1" x 9'5" (3.07m x 2.87m)

KITCHEN / BREAKFAST ROOM

12'5" x 11'3" (3.78m x 3.43m)

UTILITY ROOM

11'5" x 11'2" (3.48m x 3.40m)

SHOWER ROOM

10'8" x 6'6" (3.25m x 1.98m)

FIRST FLOOR

BEDROOM 1

14'1" x 9'7" (4.29m x 2.92m)

BEDROOM 2

11'11" x 9'6" max (3.63m x 2.90m max)

BEDROOM 3

10'11" x 9'1" (3.33m x 2.77m)

Anti-Money Laundering (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band C

Offer Check Procedure -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Bernards Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





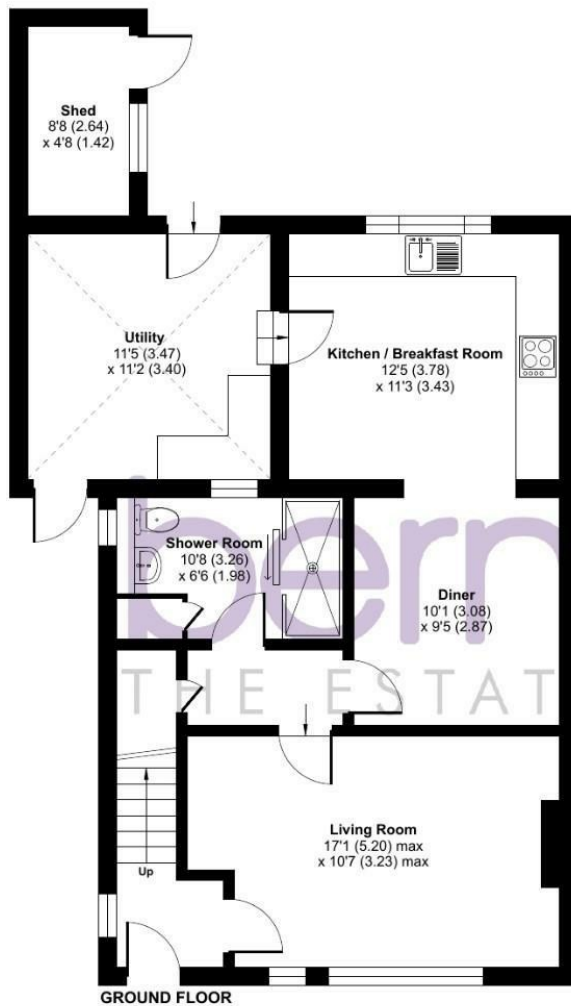
Henderson Road, Southsea, PO4

Approximate Area = 1165 sq ft / 108.2 sq m

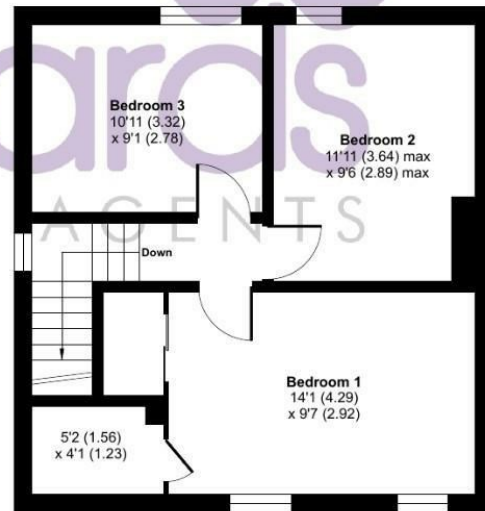
Outbuilding = 40 sq ft / 3.7 sq m

Total = 1205 sq ft / 111.9 sq m

For identification only - Not to scale

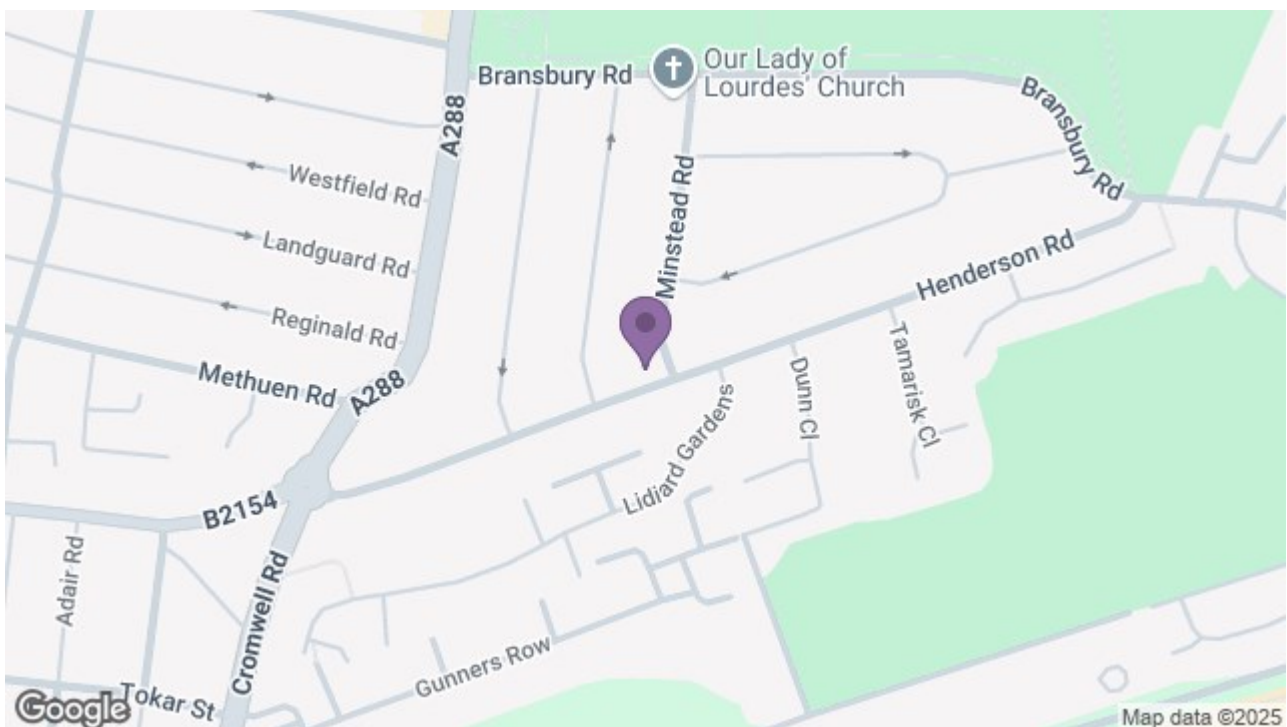


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1320224



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