

£245,000

Reginald Road, Southsea PO4 9HP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ TERRACED HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ SPACIOUS PROPERTY
- ❖ RECENTLY REDECORATED
- ❖ SOUGHT AFTER LOCATION
- ❖ SHORT WALK TO LOCAL PARKS
- ❖ CLOSE TO SCHOOLS
- ❖ CALL TO VIEW

**\*\*LARGE TWO BEDROOM TERRACED HOME WITH UPSTAIRS BATHROOM\*\***

We are pleased to bring to market this sizeable two bedroom terraced home in a sought after Southsea location, on Reginald Road.

As you enter the property you have two good sized reception rooms towards the front and the kitchen towards the rear which has plenty of cupboard and worktop space. A low maintenance rear garden with a large shed completes the

ground floor. Upstairs you have a big master bedroom along with a comfortable single room with the family bathroom having been relocated upstairs.

The home has undergone recent redecoration throughout including the front of the property being painted which creates a turn key home for any new owner. The location is wonderful being close to schools, parks, restaurants/ bars and Southsea seafront. This is not an opportunity to be missed and an early viewing is advised.

Call to view

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## 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

## 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!

## Council Tax Band B

## 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.

## Property Tenure

Freehold

## 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.

## Lounge

13'2" x 13'9" (4.02 x 4.20)

## Dining Room

13'1'10" x 11'10" (40.2 x 3.61)

## Kitchen

7'7" x 11'3" (2.32 x 3.43)

## Bedroom One

13'2" x 11'5" (4.02 x 3.48)

## Bedroom Two

8'11" x 12'0" (2.74 x 3.68)

## Bathroom

5'6" x 8'0" (1.68 x 2.46)

## Loft

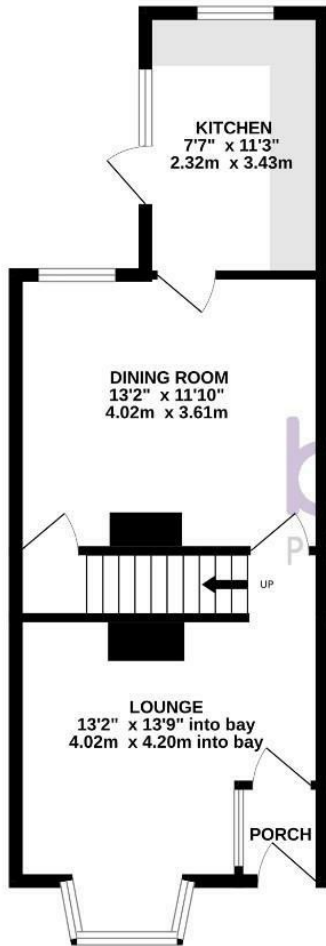
13'2" x 23'1" (4.02 x 7.06)



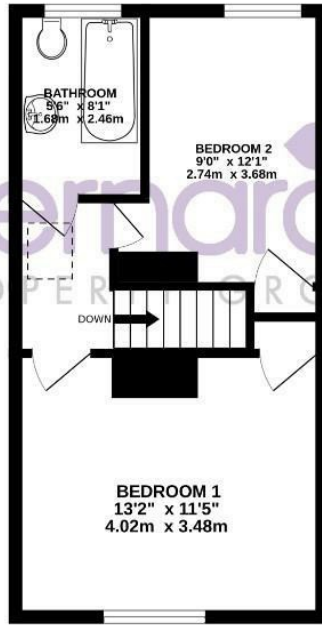
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



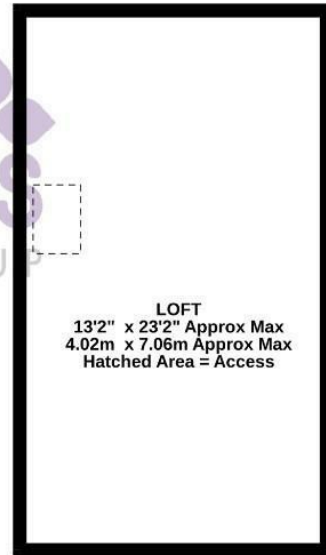
GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.

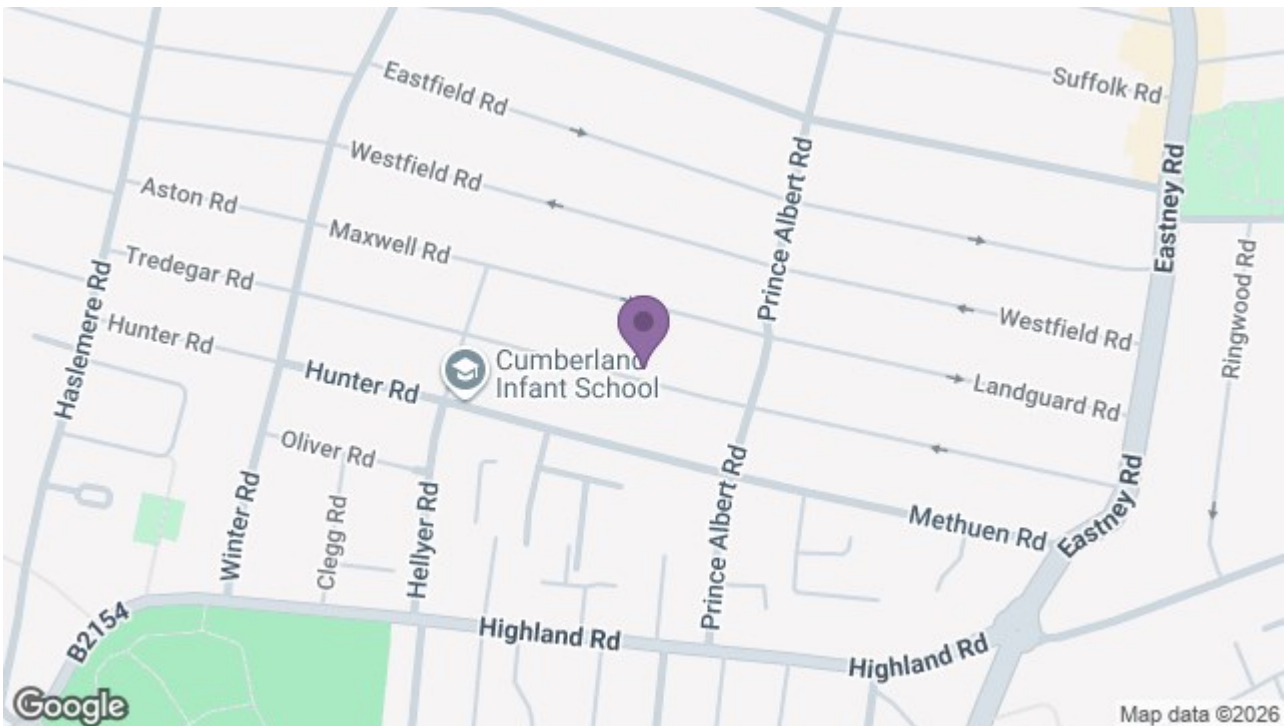


2ND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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