

£325,000

St. Ronans Avenue, Southsea PO4
0QE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ SPLIT LEVEL FLAT
- ◆ PRIVATE GARDEN
- ◆ OFF ROAD PARKING
- ◆ 2 BEDROOMS
- ◆ 2 BATHROOMS
- ◆ CUL-DE-SAC LOCATION
- ◆ WALKING DISTANCE TO SEAFRONT
- ◆ LOVELY CONDITION
- ◆ JUST OFF ALBERT ROAD
- CALL TO VIEW

**** BEAUTIFULLY PRESENTED SPLIT LEVEL HOME WITH PRIVATE GARDEN AND PARKING ****

We are delighted to bring to market this lovely property tucked away in St Ronans Avenue. Offering much more than meets the eye, this home boasts OFF ROAD PARKING and a PRIVATE GARDEN whilst being positioned in a convenient cul-de-sac location in the heart of Southsea.

As you step inside on the entrance floor you will find a generous lounge with high ceilings and feature fireplace as well as a large bay window. The dining area spills into a well equipped kitchen with a further conservatory / utility space

on hand. The bedroom on this floor is serviced by a striking en-suite that has been very well thought out.

On the lower floor you will find a further large bedroom as well as a shower room, ideal if you have guests with facilities on both floors. The hall area sets up as a super 'work from home' space. Outside you will find a beautiful garden with a shed / summer house arrangement giving additional options.

The location is superb with it being a cul-de-sac and being only a short distance to Albert Road, the seafront and all Southsea has to offer. A great home that warrants an early internal inspection.

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





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



PROPERTY INFORMATION

GROUND FLOOR

RECEPTION ROOM

17'3" x 15'0" (5.26m" x 4.57m")

DINING ROOM

13'10" x 8'9" (4.22m" x 2.67m")

KITCHEN

11'3" x 7'10" (3.43m" x 2.39m")

CONSERVATORY / UTILITY

11'0" x 4'5" (3.35m" x 1.35m")

BEDROOM 2

13'10" x 10'4" (4.22m" x 3.15m")

EN-SUITE

10'2" x 5'5" (3.10m" x 1.65m")

LOWER GROUND FLOOR

BEDROOM 1

16'9" x 14'10" (5.11m" x 4.52m")

SHOWER ROOM

7'1" x 5'10" (2.16m" x 1.78m")

REAR GARDEN

SHED / SUMMER HOUSE

OFF ROAD PARKING AT FRONT

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 A

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

Leasehold Information

Management Company : Lease Length : 88 years Ground Rent : n/a Service Charge : n/a

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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 / Leasehold - delete as applicable

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	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



St. Ronans Avenue, Southsea, PO4

Approximate Area = 1256 sq ft / 116.6 sq m

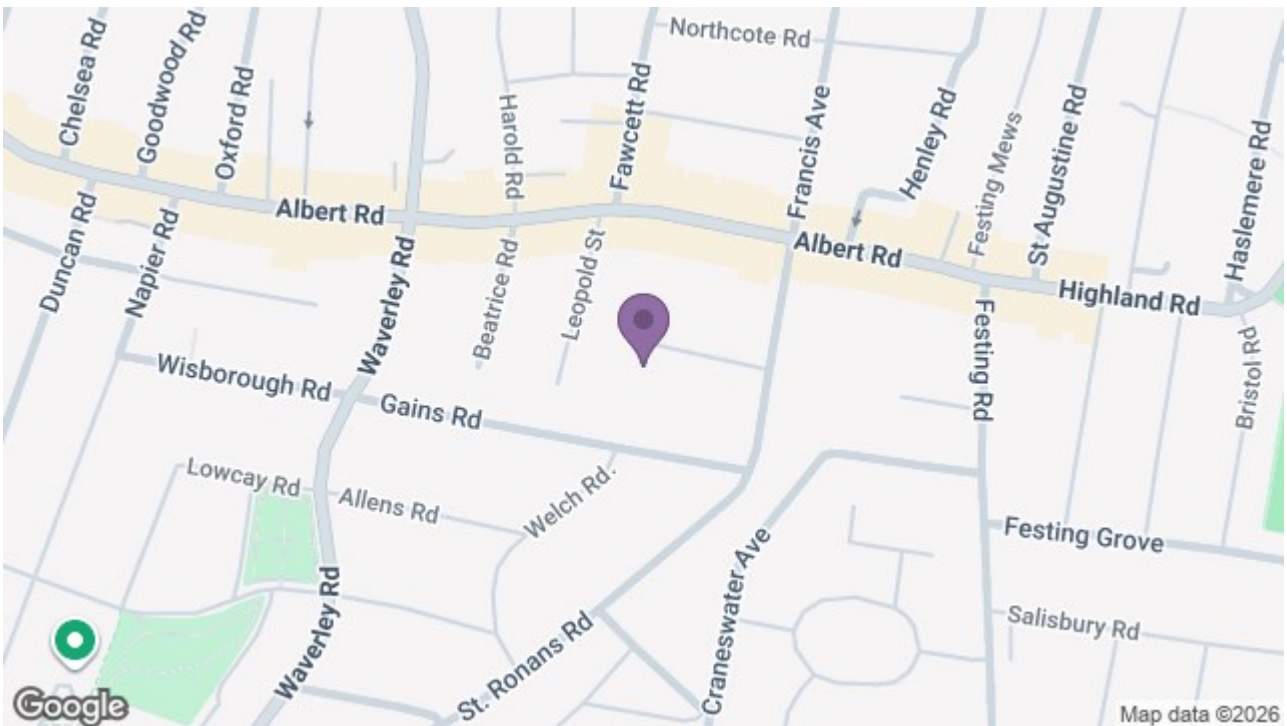
Outbuildings = 202 sq ft / 18.7 sq m

Total = 1458 sq ft / 135.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1436790



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

