

£245,000

Adair Road, Southsea PO4 9PH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ LARGE LOUNGE DINER
- ❖ GENEROUS KITCHEN
- ❖ FIRST FLOOR SHOWER ROOM
- ❖ REQUESTED LOCATION
- ❖ CHANCE TO MODERNISE
- ❖ REAR GARDEN
- ❖ NO ONWARD CHAIN
- ❖ CALL TO VIEW

**\*\* EASTNEY LOCATED TERRACED HOUSE OFFERED CHAIN FREE! \*\***

We are pleased to present this well appointed terraced house tucked away in Adair Road, Eastney. Offered CHAIN FREE, this home is ideal for a FIRST TIME BUYER or BUY TO LET INVESTOR looking for a freehold home in a popular location.

The accommodation is split over two floors with an open plan lounge diner situated at the front of the property. A

large kitchen sits at the rear overlooking the garden allowing some outside space to be enjoyed.

On the first floor you will find two bedrooms and a shower room, ideal for a couple or single person. The property is offered chain free and offers an opportunity to add your own stamp over time

The location is great with it being a short distance from the seafront and promenade. A super opportunity that is sure to grab the attention of many.

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





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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE / DINER

23'3" x 12'2" (7.09m x 3.71m")

### KITCHEN

15'8" x 7'9" (4.78m x 2.36m")

## FIRST FLOOR

### BEDROOM 1

12'2" x 11'2" (3.71m x 3.40m")

### BEDROOM 2

11'9" x 5'9" (3.58m x 1.75m")

### SHOWER ROOM

5'10" x 4'11" (1.78m x 1.50m")

## 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 B

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.

## 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!



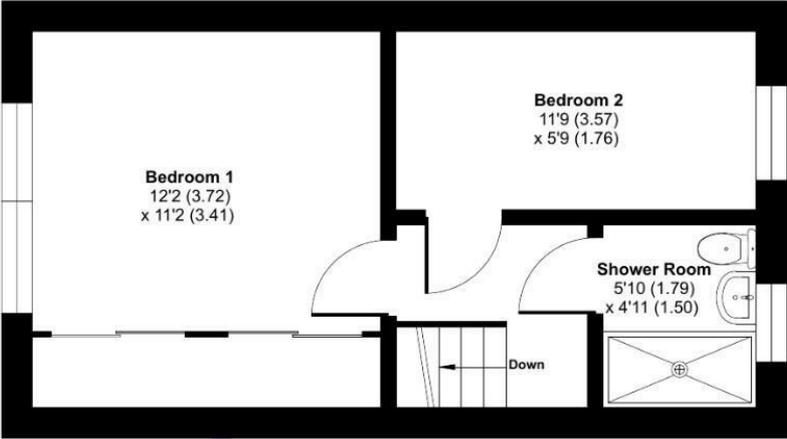
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



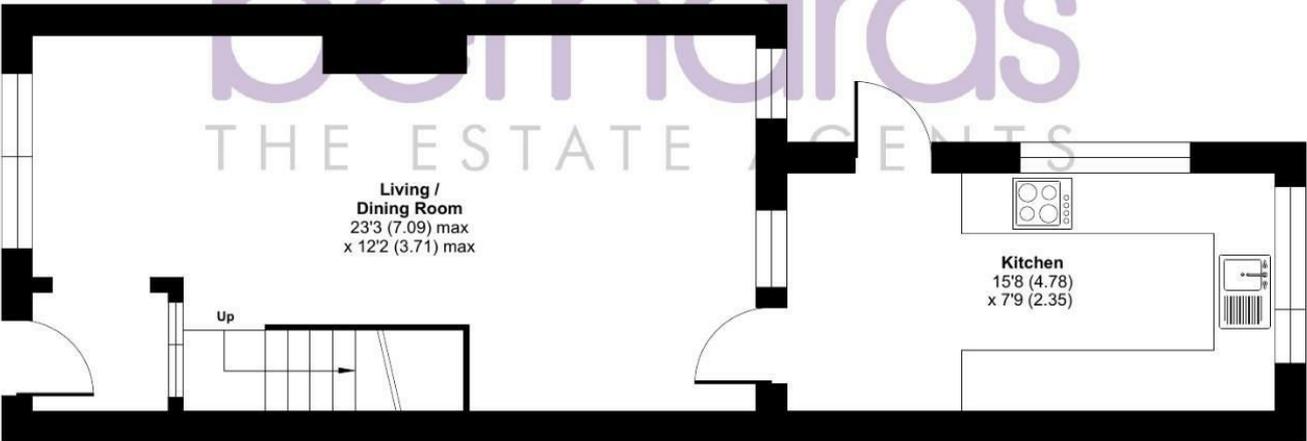
# Adair Road, Southsea, PO4

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



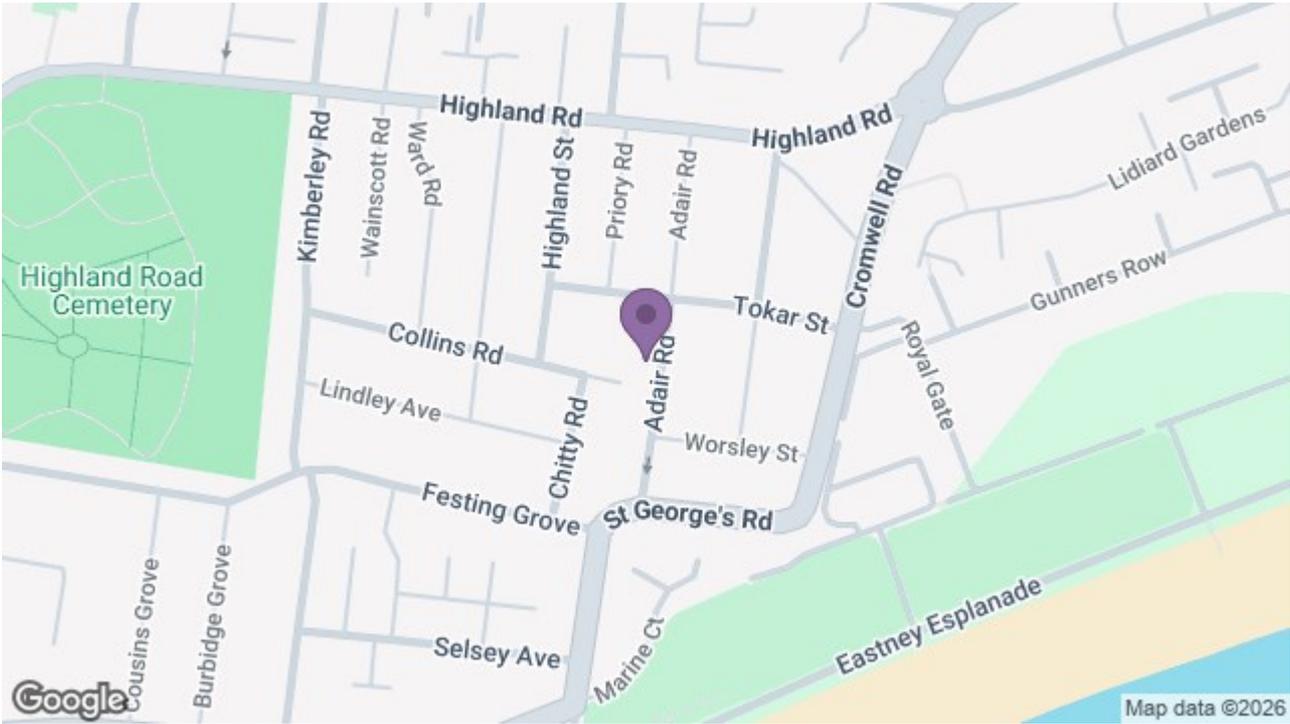
FIRST FLOOR



GROUND FLOOR



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: 1424954



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