£685,000

Livingstone Road, Southsea PO5 1RS

bernards
THE ESTATE AGENTS

5 2 3

HIGHLIGHTS

- LARGE SOUTHSEA RESIDENCE
- SEMI DETACHED HOUSE
- 4/5 BEDROOMS
- CHAIN FREE
- OPEN PLAN KITCHEN
- SET OVER 4 FLOORS
- ATTRACTIVE REAR GARDEN
- SOUGHT AFTER ROAD
- IDEAL FAMILY HOME
- MANY ORIGINAL FEATURES

** CHAIN FREE LARGE SEMI DETACHED VICTORIAN HOME OFFERING VERSATILE ACCOMMODATION OVER FOUR FLOORS **

We are delighted to bring to market this spacious CHAIN FREE home in the popular location of Livingstone Road. Ideal for a family, this home offers space and character with real flexibility to accommodate a variety of lifestyles.

On the ground floor are two reception rooms. The kitchen is a lovely open plan area that flows into a bright conservatory area with access to the attractive rear patio with raised bed and views of the garden. The beautiful mature garden is one of the key features of this property.

Over the top two floors you will find 5 bedrooms, one of which is serviced by an en-suite shower room, and a family bathroom., There is a 5th bedroom adjoining one of the bedrooms which can still accommodate a bed or be used as a work from home space. The property also benefits from a dry lined cellar, ideal storage or workshop area

Livingstone Road is a popular location, situated close to a variety of independent shops, cafes, restaurants and good schools. Southsea seafront is within easy walking distance and good connections exist to all forms of public transport A great family home that warrants an internal inspection.

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

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PROPERTY INFORMATION

GROUND FLOOR

LIVING ROOM
17'1" x 14'11" (5.21m" x 4.55m")

DINING ROOM
14'9" x 11'1" (4.50m" x 3.38m")

LOWER GROUND FLOOR

KITCHEN
14'4" x 9'7" (4.37m" x 2.92m")

CONSERVATORY
15'2" x 12'0" (4.62m" x 3.66m")

WC

CELLAR
20'5" x 11'3" (6.22m" x 3.43m")

FIRST FLOOR

BEDROOM 4
14'8" x 5'9" (4.47m" x 1.75m")

BEDROOM 5 / STUDY
14'8" x 6'5" (4.47m" x 1.96m")

SECOND FLOOR

BEDROOM 1
15'3" x 14'1" (4.65m" x 4.29m")

EN-SUITE
6'0" x 3'3" (1.83m" x 0.99m")

BEDROOM 2
14'7" x 10'11" (4.45m" x 3.33m")

BATHROOM
7'6" x 5'9" (2.29m" x 1.75m")

THIRD FLOOR

BEDROOM 4
14'8" x 9'8" (4.47m" x 2.95m")

OUTSIDE

REAR GARDEN
Rear Access to the garden, range of mature shrubs and borders, shed and greenhouse

SITUATED IN A CONSERVATION AREA

PERMIT PARKING AVAILABLE

Property Tenure
Freehold

Council Tax Band E
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

Anti-Money Laundering (AML)
Bernards Estate agents have a legal obligation t o 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

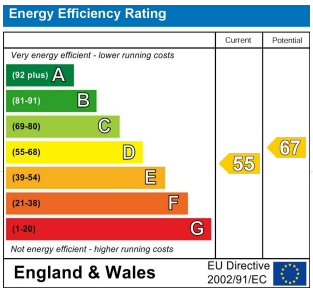
Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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



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Livingstone Road, Southsea, PO5

Approximate Area = 2152 sq ft / 199.9 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). ©nichecom 2026.
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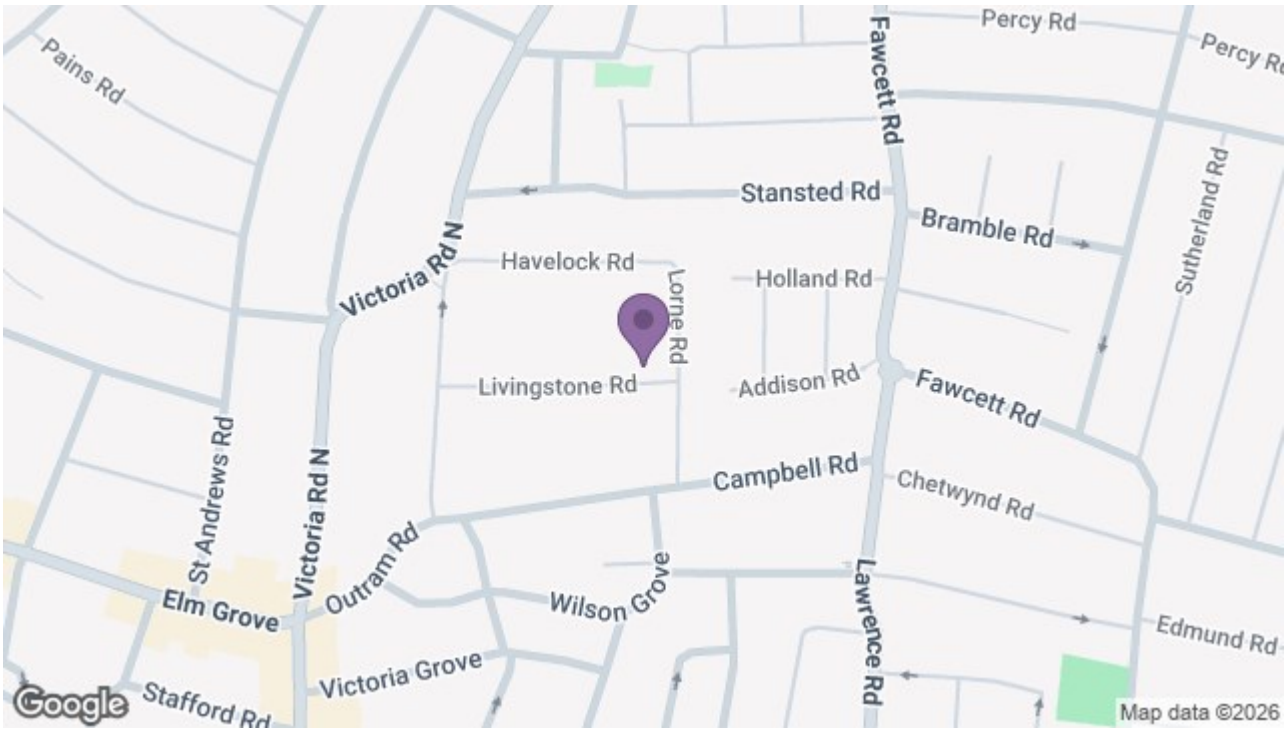

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