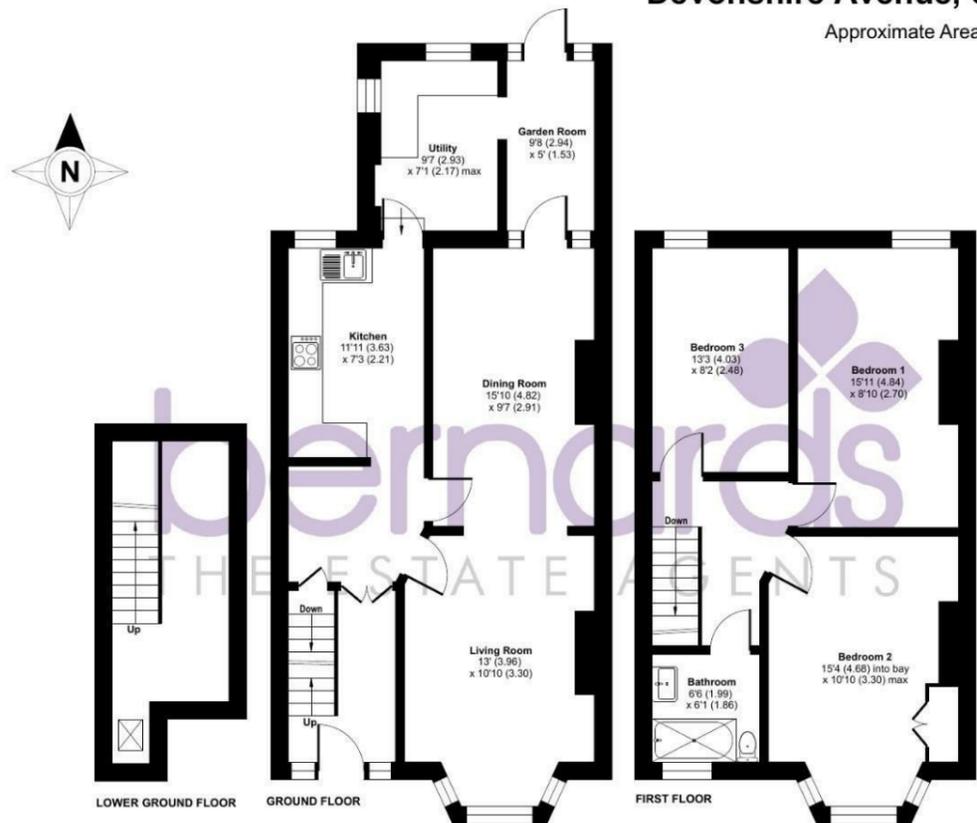


**Devonshire Avenue, Southsea, PO4**

Approximate Area = 1280 sq ft / 118.9 sq m  
For identification only - Not to scale



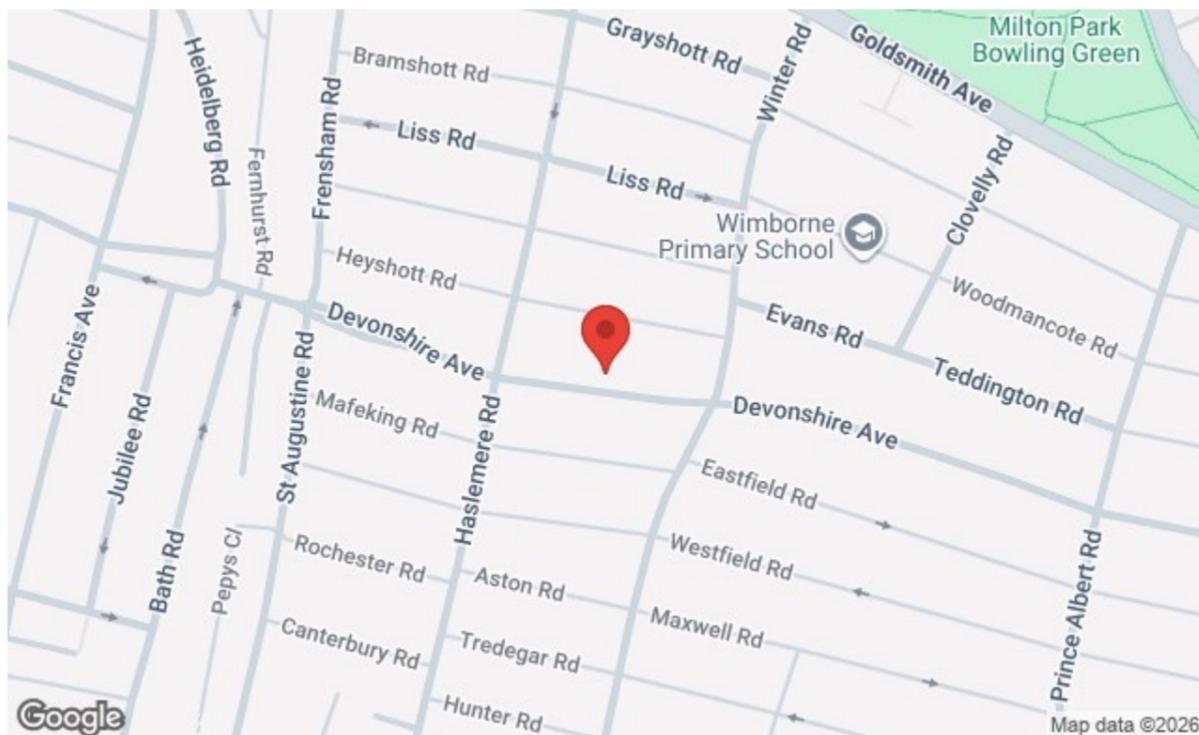
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1425804

**FOR SALE**

**£390,000**

Devonshire Avenue, Southsea PO4 9EB

**bernard's**  
THE ESTATE AGENTS



3 1 2

**HIGHLIGHTS**

- ❖ THREE BEDROOM
- ❖ TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ PERIOD FEATURES
- ❖ SPACIOUS THROUGHOUT
- ❖ TURN KEY HOME
- ❖ POPULAR SOUTHSEA LOCATION
- ❖ SHORT WALK TO AMENITIES
- ❖ CLOSE TO LOCAL SCHOOLS
- ❖ CALL TO VIEW

**\*\*THREE BEDROOM FAMILY HOME IN SOUGHT AFTER SOUTHSEA AREA\*\***

We are delighted to bring to market this wonderful three bedroom family home located on the highly desirable Devonshire Avenue.

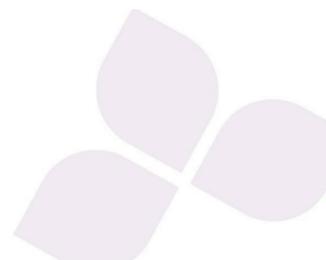
The entry way to this home is simply stunning with light flooding through the stained glass windows illuminating the hall. Towards the front of the property you have a large living/dining room, a great family space. The kitchen is at the back of the property and flows perfectly into the utility and garden room. A nice size, low maintenance garden completes the

ground floor.

Upstairs you have three sizeable bedrooms with the master bedroom benefiting from fitted wardrobes and a lovely bay window and newly fitted three piece bathroom finalises the home. The property is turn key for any new owner having undergone decorative works in recent years and is a great first time buy or a family looking to upsize.

The location is great with local schools close by, Bransbury Park a short walk away as well as local amenities. This is not an opportunity to be missed, call to view!

8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



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



# 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 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.

## 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.

## LIVING ROOM

12'11" x 10'9" (3.96 x 3.30)

## DINING ROOM

15'9" x 9'6" (4.82 x 2.91)

## KITCHEN

11'10" x 7'3" (3.63 x 2.21)

## UTILITY ROOM

9'7" x 7'1" (2.93 x 2.17)

## GARDEN ROOM

9'7" x 5'0" (2.94 x 1.53)

## BEDROOM ONE

15'10" x 8'10" (4.84 x 2.70)

## BEDROOM TWO

15'4" x 10'9" (4.68 x 3.30)

## BEDROOM THREE

13'2" x 8'1" (4.03 x 2.48)

## BATHROOM

6'6" x 6'1" (1.99 x 1.86)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	78
England & Wales			

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