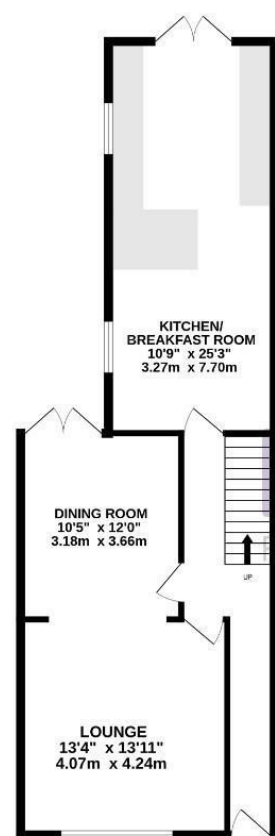


GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.

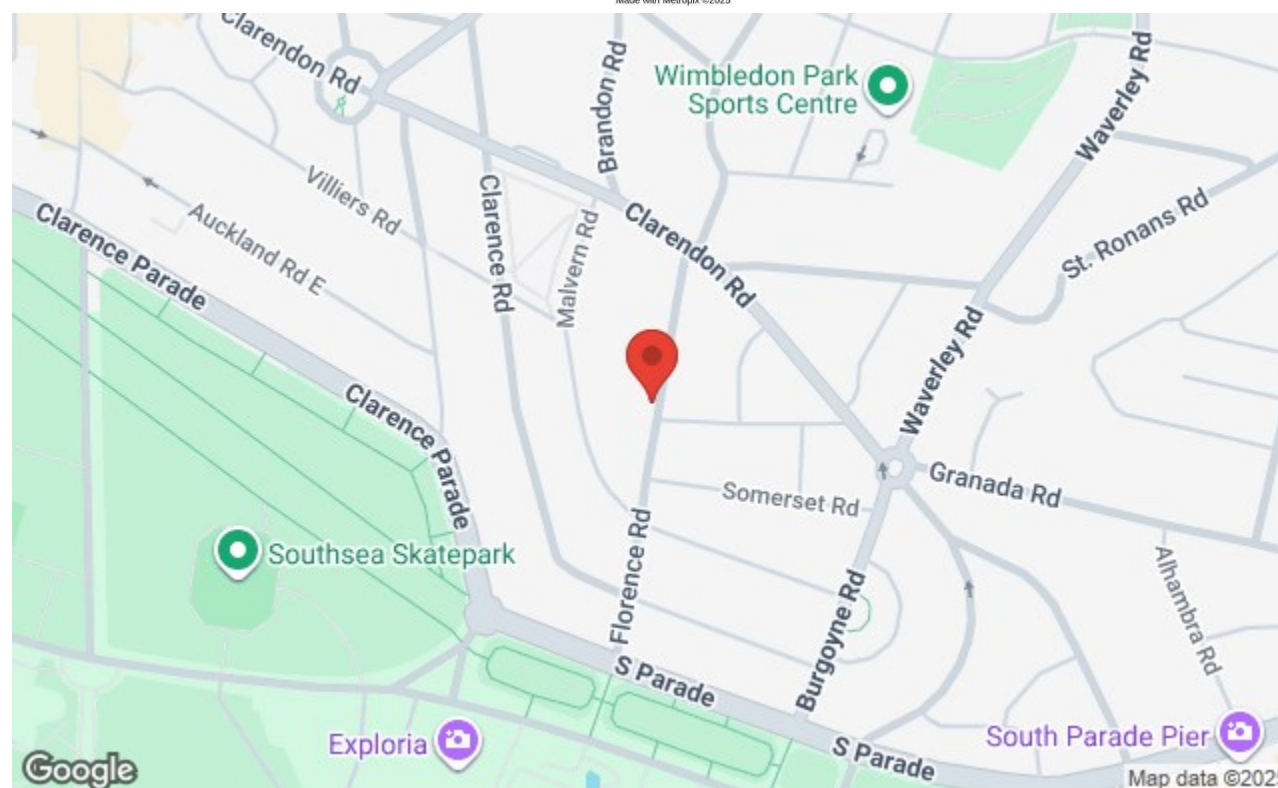


2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£500,000

Florence Road, Southsea PO5 2ND

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOM TERRACED
- ❖ STUNNING FAMILY HOME
- ❖ OVER THREE FLOORS
- ❖ OPEN PLAN LIVING/ DINING
- ❖ BEAUTIFUL DECOR
- ❖ LARGE ROOMS THROUGHOUT
- ❖ WEST FACING GARDEN
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ MINUTES FROM SEAFRONT
- ❖ CALL TO VIEW

****EXCEPTIONAL FOUR BEDROOM FAMILY HOME MINUTES FROM SEAFRONT****

Welcome to Florence Road and this beautiful four bedroom terraced family home located minutes from Southsea seafont. This property offers an exciting opportunity to purchase a home in one of Southsea's most sought after locations and is move in ready.

Set over three floors, this exceptional terraced house combines classic charm with contemporary living. The entrance hall flows through to a wonderful open plan living/ dining area which gives a cosy and warming feel with the wood

burner as the focal point of the room. A large kitchen diner offers plenty more space for larger families or hosting guests with french doors leading into the west facing garden.

On the first floor you'll find two generously sized double bedrooms, including one with a feature bay window and ensuite along with the main spacious four piece family bathroom. The top floor provides a further two bedrooms with one being a well proportioned double bedroom and a large single/ office.

This is a fantastic opportunity to secure a spacious, well-located home just moments from the coast. Early viewing is highly recommended to avoid missing out.

Call today to arrange a viewing
02392 864 974
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 D

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

13'4" x 13'10" (4.07 x 4.24)

DINING ROOM

10'5" x 12'0" (3.18 x 3.66)

KITCHEN/ BREAKFAST ROOM

10'8" x 25'3" (3.27 x 7.70)

BEDROOM ONE

12'9" x 16'7" (3.89 x 5.06)

EN SUITE

BEDROOM TWO

10'4" x 12'0" (3.15 x 3.66)

BATHROOM

11'1" x 11'7" (3.40 x 3.55)

BEDROOM THREE

16'6" x 14'2" (5.03 x 4.32)

BEDROOM FOUR

11'3" x 11'8" (3.45 x 3.56)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		



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