

£290,000

Eastfield Road, Southsea PO4 9EL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY AND FORECOURT HOME
- ❖ MID TERRACED
- ❖ 3 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ OPEN PLAN KITCHEN
- ❖ SOUTHERLY ASPECT GARDEN
- ❖ IDEALY FIRST TIME BUY
- ❖ POPULAR LOCATION
- ❖ WELL PRESENTED
- ❖ CALL TO VIEW

**** WELL PRESENTED FAMILY HOME
IN POPULAR LOCATION ON
SOUTHSEA / EASTNEY BORDERS ****

We are delighted to offer for sale this attractive family home in Eastfield Road. Offering good size accommodation over two floors, this would be ideal for a **FIRST TIME BUYER** or **YOUNG FAMILY** to enjoy for years to come.

The accommodation comprises a formal lounge at the front of the

home, an open plan kitchen / dining rooms arrangement and 3 bedrooms & bathroom on the first floor. The home is well presented throughout and also benefits from a south facing garden, highly requested as well know.

The location has always been popular. Bransbury Park is close by to be enjoyed, it is a short walk to the seafront whilst there are a couple of local conveniences on Eastney Street for the essentials. A great home that is sure to attract a lot of interest.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

14'1" x 9'11" (4.29m" x 3.02m")

DINING ROOM

13'1" x 10'11" (3.99m" x 3.33m")

KITCHEN

11'11" x 8'0" (3.63m" x 2.44m")

FIRST FLOOR

BEDROOM 1

13'1" x 11'11" (3.99m" x 3.63m")

BEDROOM 2

10'10" x 9'11" (3.30m" x 3.02m")

BEDROOM 3

8'0" x 7'11" (2.44m" x 2.41m")

BATHROOM

6'9" x 5'6" (2.06m" x 1.68m")

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

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

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.

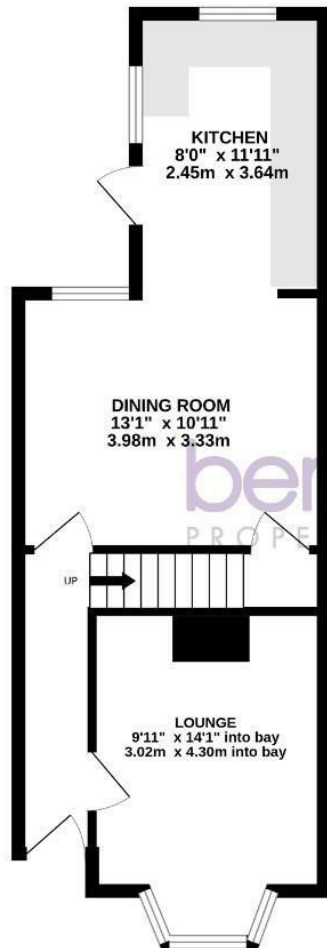
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	87
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

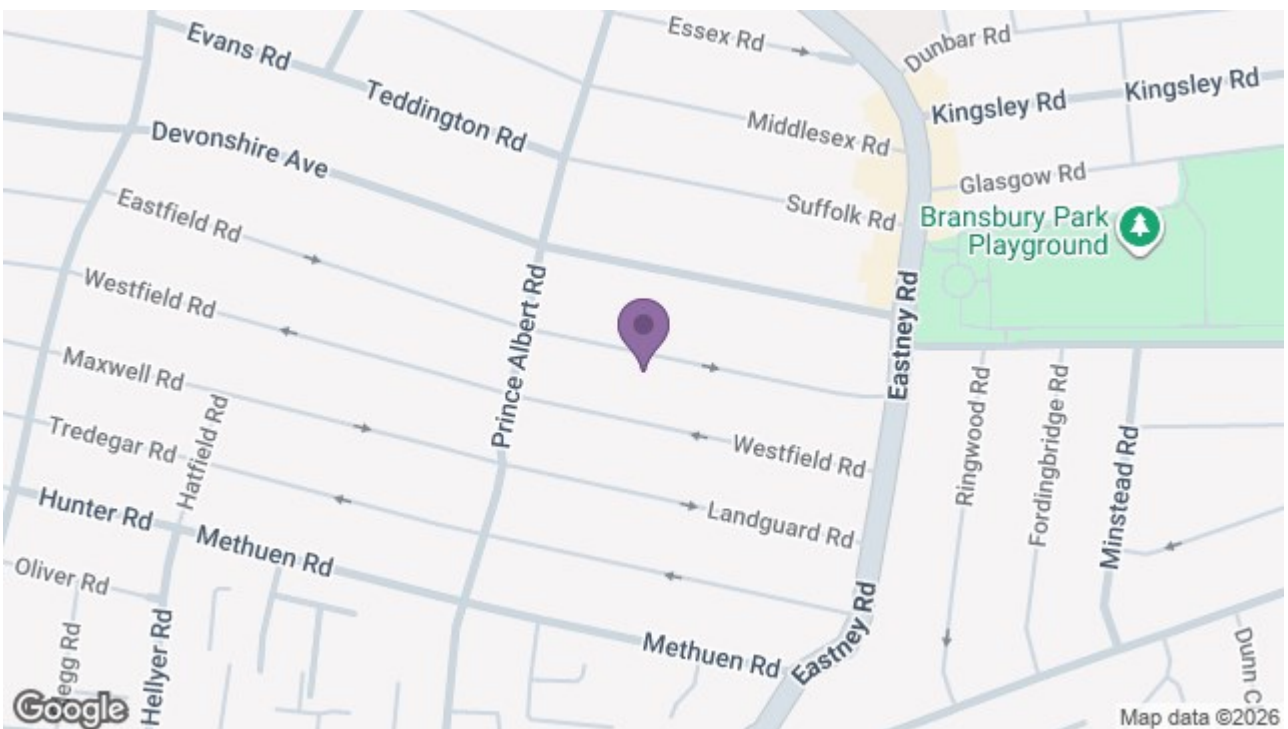


1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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

