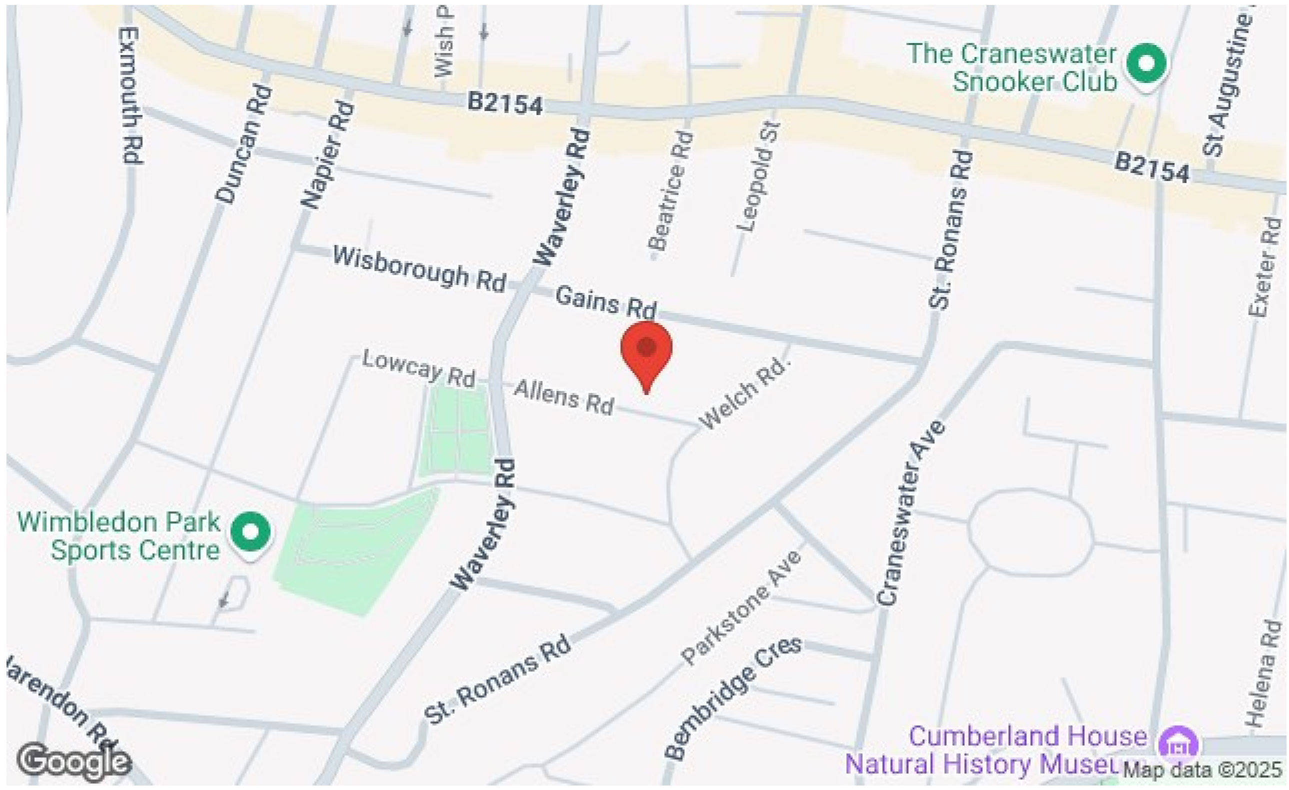
Allens Road, Southsea, PO4

Approximate Area = 1645 sq ft / 152.8 sq m
Limited Use Area(s) = 61 sq ft / 5.6 sq m
Total = 1706 sq ft / 158.4sq 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1294907



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

FOR SALE

£575,000

Allens Road, Southsea PO4 0QB

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THE ESTATE AGENTS

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HIGHLIGHTS

- CHARACTER FAMILY HOME
- 5 BEDROOMS
- OVER 3 FLOORS
- 2 BATHROOMS
- LARGE LOUNGE
- EXTENDED KITCHEN DINER
- ORIGINAL FEATURES
- REQUESTED LOCATION
- IDEAL FAMILY HOME
- CALL TO VIEW

** DELIGHTFUL CHARACTER FAMILY HOME IN HIGHLY POPULAR SOUTHSEA ROAD **

We are thrilled to offer for sale this exceptional family home in Allens Road. An impressive and expansive property, this super abode offers space, charm and an abundance of character that only an older style home can offer.

As you step through the door you are greeted by a lovely entrance hall which then leads into a great size lounge, ideal for retiring into the evening after a busy day. The back of the ground floor opens up into a wonderful size kitchen / diner which seems to be a must have for any family. A downstairs WC only adds to the appeal.

On the first floor you are greeted by 4 good size bedrooms, again ideal if you have a large family, regularly host guests or need a work from home space. The top floor has been converted into a lovely size master bedroom with en-suite facilities on hand. A pleasant size garden completes a wonderful set.

The location is hugely popular with it being close to Albert Road and a short distance to Southsea seafront. With good schooling on your doorstep, this fabulous home is a 'must view' and we can't wait to hear from you.

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

PROPERTY INFORMATION

GROUND FLOOR

LIVING ROOM
14'10" x 12'1" (4.52m" x 3.68m")

LIVING ROOM
11'11" x 9'10" (3.63m" x 3.00m")

WC

KITCHEN / DINER
25'8" x 10'0" (7.82m" x 3.05m")

FIRST FLOOR

BEDROOM 2
15'9" x 14'8" (4.80m" x 4.47m")

BEDROOM 3
11'5" x 10'1" (3.48m" x 3.07m")

BATHROOM
11'5" x 10'1" (3.48m" x 3.07m")

BEDROOM 5
8'8" x 7'1" (2.64m" x 2.16m")

BEDROOM 4
11'2" x 10'1" (3.40m" x 3.07m")

SECOND FLOOR

BEDROOM 1
20'2" x 11'2" (6.15m" x 3.40m")

EN-SUITE SHOWER ROOM

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 D
BAND D

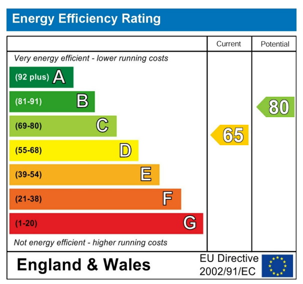
OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

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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