

£575,000

St. Andrews Road, Southsea PO5  
1EX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ EXCEPTIONAL FAMILY HOME
- ❖ PERIOD FEATURES
- ❖ 4 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ EXTENDED ACCOMMODATION
- ❖ BEAUTIFULLY PRESENTED
- ❖ CLOSE TO STATION
- ❖ IDEAL FAMILY HOME
- ❖ CENTRALLY LOCATED
- ❖ CALL TO VIEW

**\*\* STUNNING FAMILY HOME IN CENTRAL SOUTHSEA \*\***

This exceptional four-bedroom semi-detached home blends classic charm with modern comfort, set in the vibrant heart of Southsea. Extended and upgraded throughout, the property offers stylish, accommodation with eye-catching features including a re-fitted kitchen, bi-fold doors, and period touches.

The entrance hall leads into a large open-plan lounge/diner, full of character with custom wooden shutters, ceiling rose, picture rails, a fireplace, and original hardwood flooring. Internal doors and garden access from the dining space make this an ideal setting for both relaxing and entertaining.

A downstairs W.C. and access to basement—perfect for storage or conversion—are an added bonus while the rear extension forms the heart of the home. This bright and modern space features a recently installed kitchen with integrated appliances, a modern boiler, and full-width

bi-fold doors opening out to the garden.

Outside, the low-maintenance rear garden offers a lovely space with a mix of stone and decking, sleeper borders, mature planting, and convenient side access—perfect for summer gatherings.

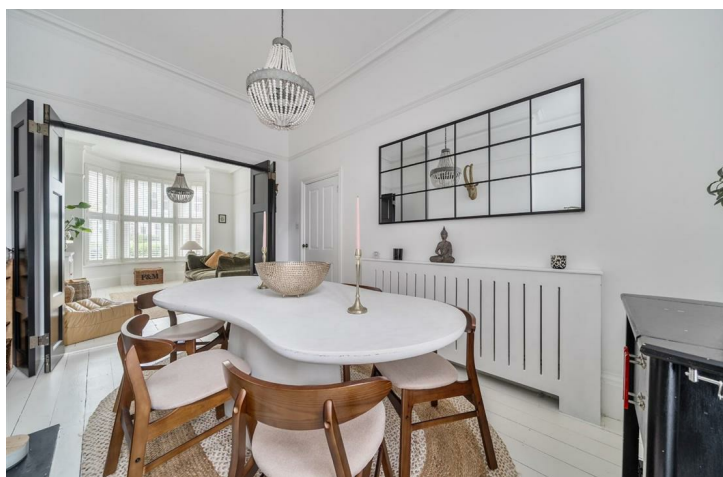
Upstairs, the first floor hosts a fitted walk-in shower room and a generous bedroom. The second floor offers another large bedroom alongside a charming principal bedroom with period features to include shutters, a feature fireplace, and original floorboards. The top floor completes the home with a beautifully finished family bathroom featuring a soaking tub, plus a fourth bedroom.

The home is superbly positioned for access to Gunwharf Quays, Albert Road, Southsea Seafront, and Fratton Station. We highly recommend an internal viewing to appreciate all on offer.

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







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# PROPERTY INFORMATION

## BASEMENT

16'10" x 12'6" (5.13m" x 3.81m")

## GROUND FLOOR

### LIVING ROOM

16'10" x 12'6" (5.13m" x 3.81m")

### DINING ROOM

15'1" x 10'6" (4.60m" x 3.20m")

### WC

### KITCHEN / BREAKFAST ROOM

22'2" x 10'5" (6.76m" x 3.18m")

## FIRST FLOOR

### BEDROOM 3

12'8" x 10'8" (3.86m" x 3.25m")

### SHOWER ROOM

8'0" x 5'6" (2.44m" x 1.68m")

## SECOND FLOOR

### BEDROOM 1

16'7" x 16'4" (5.05m" x 4.98m")

### BEDROOM 2

14'11" x 10'1" (4.55m" x 3.07m")

### BEDROOM 4

11'2" x 10'7" (3.40m" x 3.23m")

### BATHROOM

7'6" x 6'4" (2.29m" x 1.93m")

### 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.

## 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	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

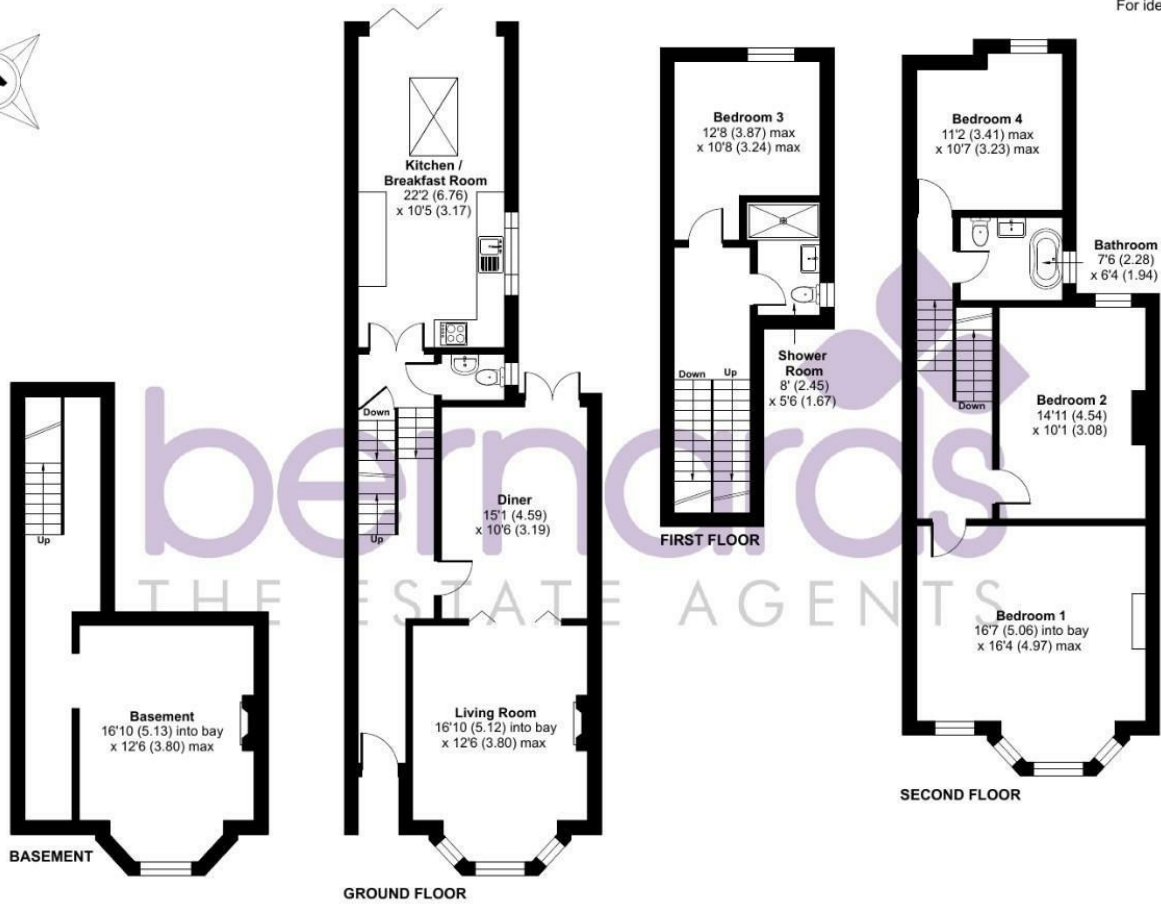
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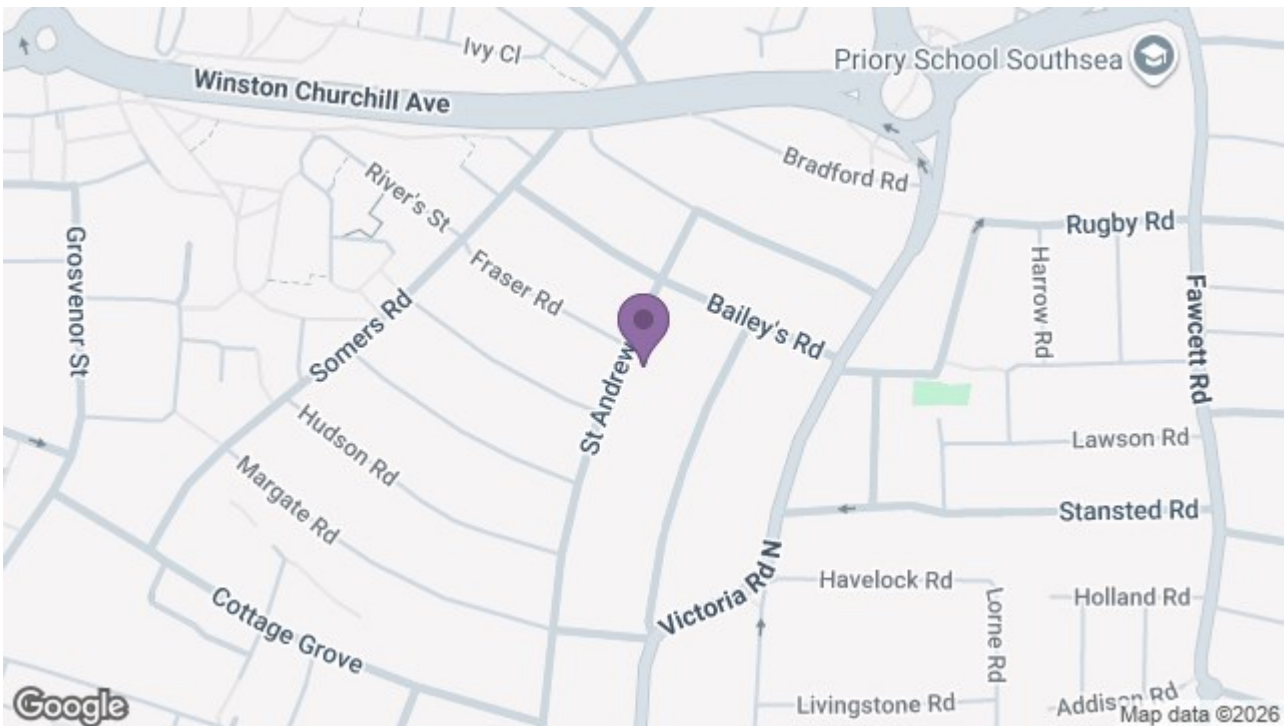
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Approximate Area = 2057 sq ft / 191.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386530



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