

£260,000

Ward Road, Southsea PO4 9PA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 2 BEDROOMS
- ❖ ADDITIONAL LOFT ROOM
- ❖ OPEN PLAN KITCHEN
- ❖ GROUND FLOOR BATHROOM
- ❖ IDEAL FIRST TIME BUY
- ❖ JUST OFF HIGHLAND ROAD
- ❖ WALKING DISTANCE TO BEACH
- ❖ NICE CONDITION
- ❖ CALL TO VIEW

**\*\* SMART TERRACED HOUSE IN REQUESTED LOCATION A SHORT DISTANCE FROM SEAFRONT \*\***

We are delighted to offer for sale this lovely terraced house in Ward Road, Southsea. Tucked just off Highland Road, this home offers more than meets the eye and is ideal for a FIRST TIME BUYER or some who wishes to live just moments from the seafront.

As you step inside you will find a cosy lounge at the front of the property, ideal for retiring to at the end of the day. The heart of the home sits at the rear of the property which is the open plan kitchen dining area. A well appointed bathroom is also available on the ground floor.

Upstairs you will find two generous bedrooms whilst the loft space can be access via a drop down ladder from bedroom 2 and offers an additional space to use as you see fit. The general condition throughout is lovely making this a great option for the next lucky owner.

The location is superb with it being both central and convenient. You are close to the vibrant scene of Albert Road for the cafes, restaurants and bars whilst the seafront is also a short stroll away to take in the promenade . A superb opportunity that must be viewed at the earliest opportunity.

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







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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

13'4" x 9'11" (4.06m x 3.02m)

### BATHROOM

9'8" x 5'0" (2.95m x 1.52m)

### KITCHEN / DINING AREA

17'11" x 8'4" (5.46m x 2.54m)

## FIRST FLOOR

### BEDROOM 1

13'2" x 11'2" (4.01m x 3.40m)

### BEDROOM 2

13'2" x 11'3" (4.01m x 3.43m)

### LOFT ROOM

14'11" x 13'2" (4.55m x 4.01m)

## 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

### 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!

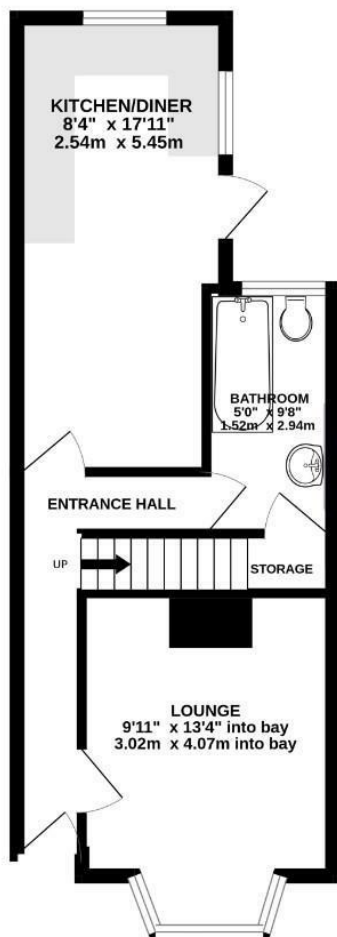


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

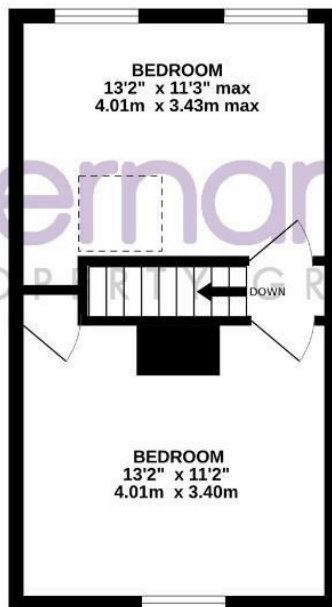
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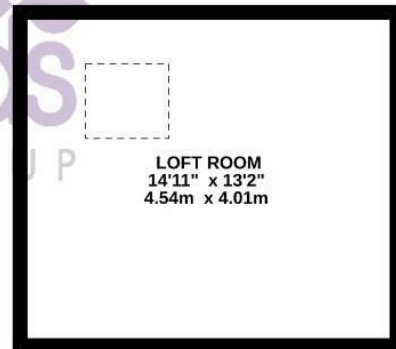
GROUND FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

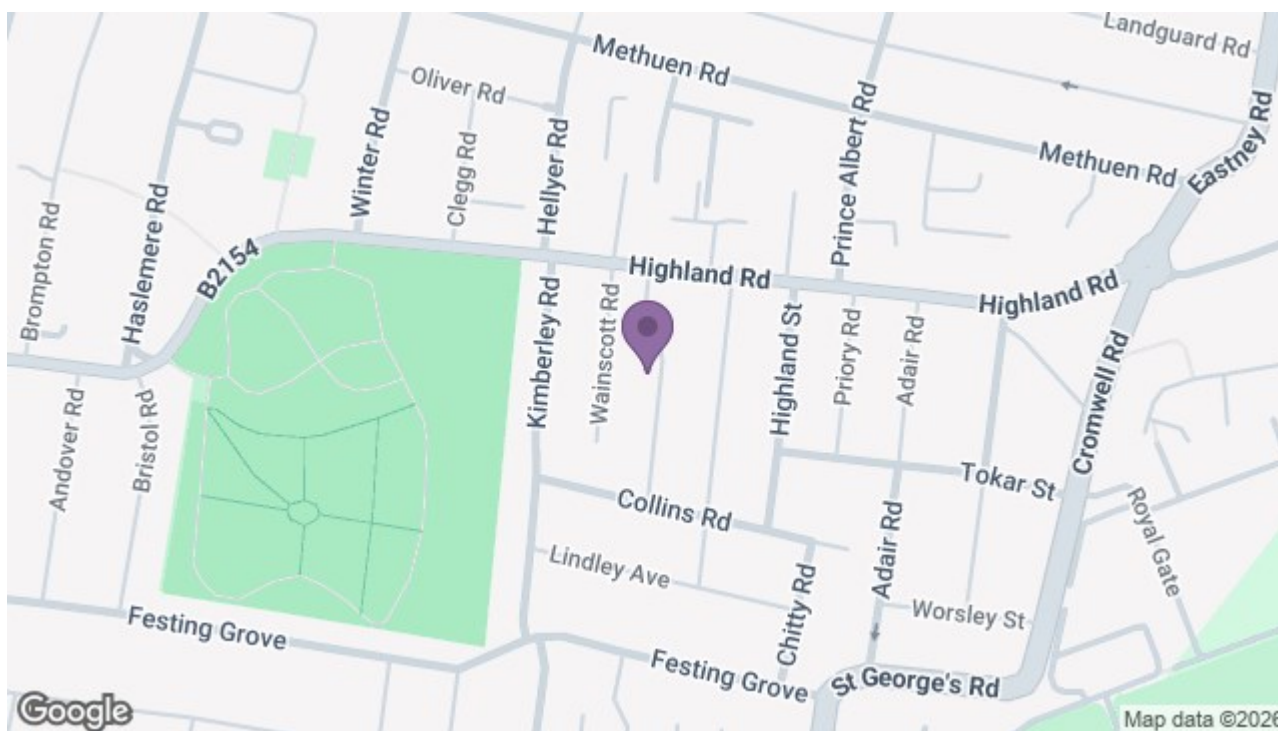


LOFT ROOM  
(HATCH DENOTES ACCESS)  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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