

£270,000

Grayshott Road, Southsea PO4 8AH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ SOUTH FACING GARDEN
- ❖ NO ONWARD CHAIN
- ❖ IDEAL FIRST TIME BUY
- ❖ POPULAR LOCATION
- ❖ OPPORTUNITY TO ADD STAMP
- ❖ THROUGH LOUNGE DINER
- ❖ CALL TO VIEW

**** BAY AND FORECOURT FAMILY HOME OFFERED CHAIN FREE IN CENTRAL LOCATION ****

We are delighted to offer for sale this well appointed family home in Grayshott Road, Southsea. Offered CHAIN FREE, this good size property is ideal for a FIRST TIME BUYER or FAMILY to enjoy for years to come whilst offering a chance for them to add their own stamp to the property.

The layout is really accommodating with

a through lounge diner at the front, good size kitchen at the rear and a lean to conservatory offering a little more space than the average. A real bonus is having a bathroom on the ground floor and a shower room on the first floor, further complimented by 3 DOUBLE BEDROOMS.

Location is always popular here with it being close to parks, schools, shopping areas and a short walk or drive to the seafront. A brilliant opportunity that needs to be viewed as soon as possible

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE DINER

24'3" x 10'1" (7.39m" x 3.07m")

KITCHEN

11'6" x 9'9" (3.51m" x 2.97m")

BATHROOM

LEAN TO CONSERVATORY

10'3" x 5'5" (3.12m" x 1.65m")

FIRST FLOOR

BEDROOM 1

13'3" x 11'6" (4.04m" x 3.51m")

BEDROOM 2

11'7" x 9'9" (3.53m" x 2.97m")

BEDROOM 3

10'0" x 7'7" (3.05m" x 2.31m")

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 C

BAND C

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.

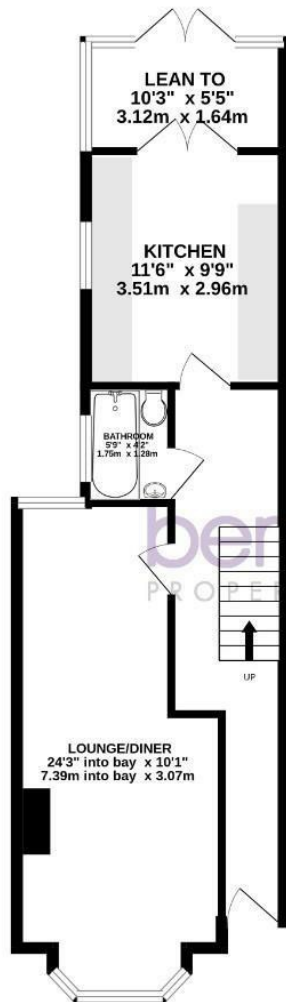
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



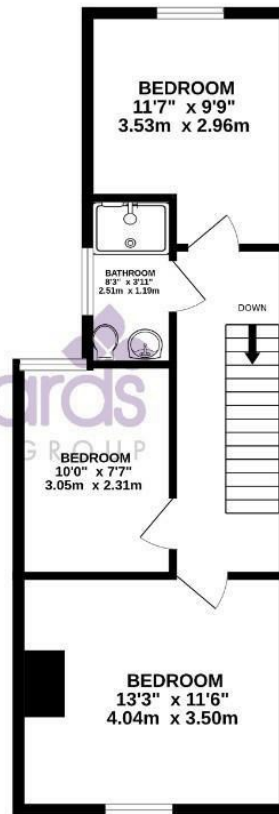
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.

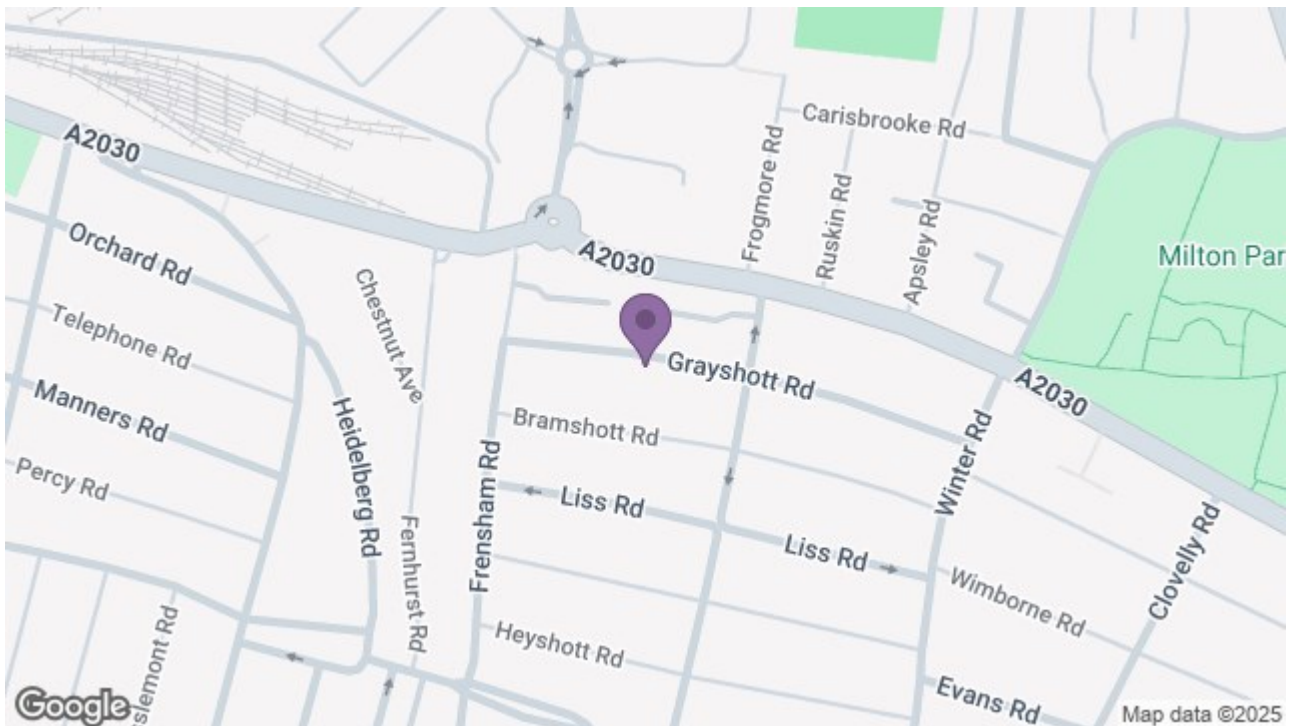


1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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