

Offers In Excess Of £375,000

Cadnam Road, Southsea PO4 9JT



HIGHLIGHTS

- ❖ IMPRESSIVE FAMILY HOME
- ❖ 3 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ KITCHEN DINER TO REAR
- ❖ OFF ROAD PARKING
- ❖ REQUESTED EASTNEY VILLAGE
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ WELL PRESENTED
- ❖ LOW MAINTENANCE GARDEN
- CALL TO VIEW

**** FANTASTIC FAMILY HOME IN HIGHLY REQUESTED EASTNEY LOCATION ****

We are delighted to offer for sale this wonderful terraced home tucked away in a prime location. This superb property offers bundles of benefits and an immaculate finish throughout. From the moment you pull up onto the driveway, you'll want to find out more behind the front door.

The comfortable lounge sits at the front of the property and offers a generous reception room to be enjoyed. The kitchen / diner sits at the rear offering more than enough space for a dining table whilst being a wonderfully sociable space that flows into the low maintenance garden. The downstairs WC only adds to the appeal if you

have a family in tow.

On the first floor you'll find three good size bedrooms and a family bathroom is accessed from here as well. This is a well laid out family abode that can be enjoyed for years to come.

The rear garden is a good size and offers plenty of space to be enjoyed by a couple or family. The front garden is paved and offers OFF ROAD PARKING for two family vehicles. The location is hugely popular with Bransbury Park within walking distance for dog walks and a local park whilst the seafront is also just a short stroll away. A great opportunity that must be viewed at the earliest opportunity.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

15'2" x 11'0" (4.62m x 3.35m)

KITCHEN / DINER

17'8" x 12'1" (5.38m x 3.68m)

WC

FIRST FLOOR

BEDROOM 1

15'3" x 11'1" (4.65m x 3.38m)

BEDROOM 2

12'3" x 8'10" (3.73m x 2.69m)

BEDROOM 3

9'2" x 9'0" (2.79m x 2.74m)

BATHROOM

8'11" x 6'6" (2.72m x 1.98m)

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.

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!

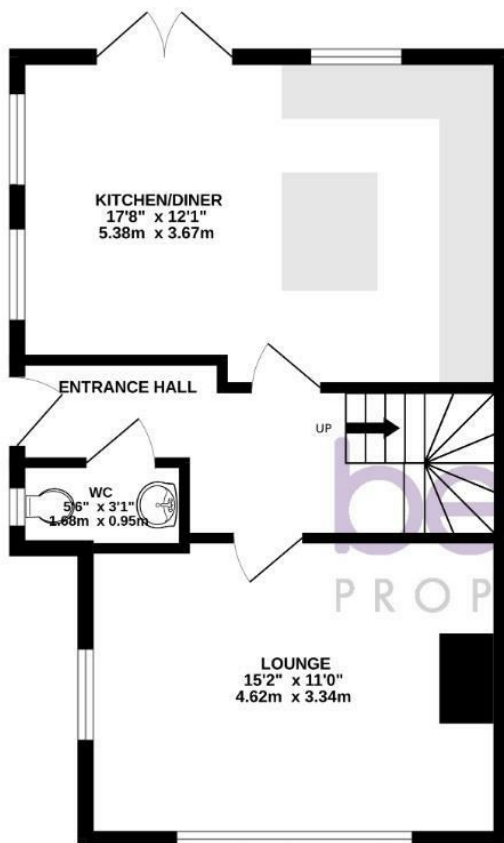


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	50
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

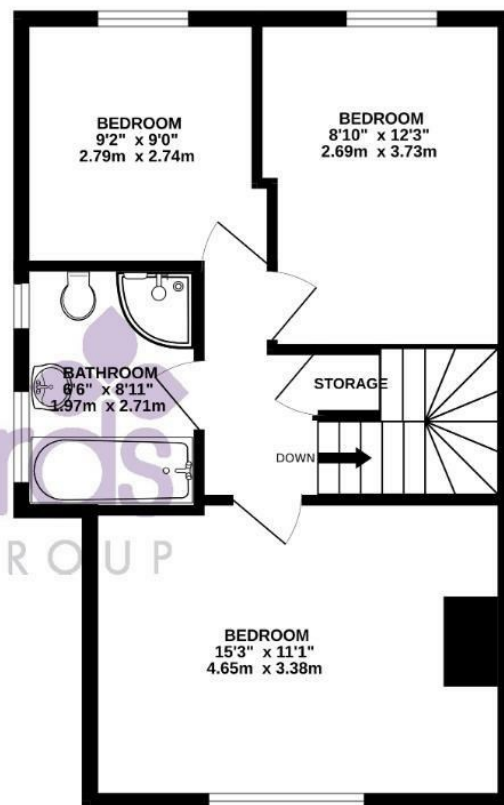
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GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

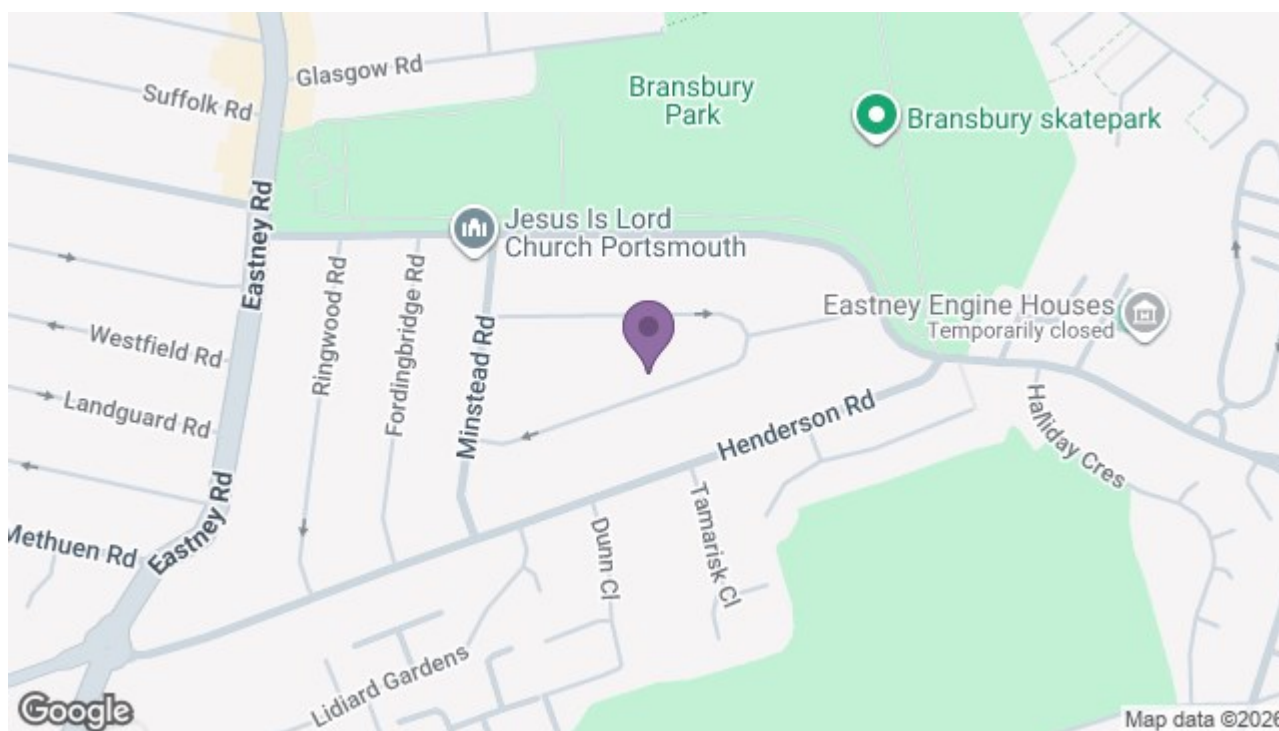


1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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

