

Offers Over £325,000

Beresford Road, Portsmouth PO2
0NQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ DOWNSTAIRS W/C
- ❖ FOUR BEDROOMS
- ❖ ORIGINAL FEATURES
- ❖ TWO RECEPTION ROOMS
- ❖ SUN ROOM
- ❖ GREAT FAMILY HOME
- ❖ OVER 1574 SQFT
- ❖ EAST FACING GARDEN
- ❖ CALL NOW TO VIEW!

Nestled on the charming Beresford Road in Portsmouth, this delightful house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and entertainment.

Upon entering, you are greeted by a welcoming lounge at the front, providing a cosy space to unwind. The heart of the home features a well-appointed kitchen, conveniently located in the middle, which flows seamlessly into an extended dining area at the back. This area is perfect for hosting family meals or gatherings with friends, allowing for a warm and inviting atmosphere.

The property boasts two reception rooms, offering versatility for various uses, whether as a playroom, study, or additional living space. A downstairs W.C

adds to the convenience of this well-designed home.

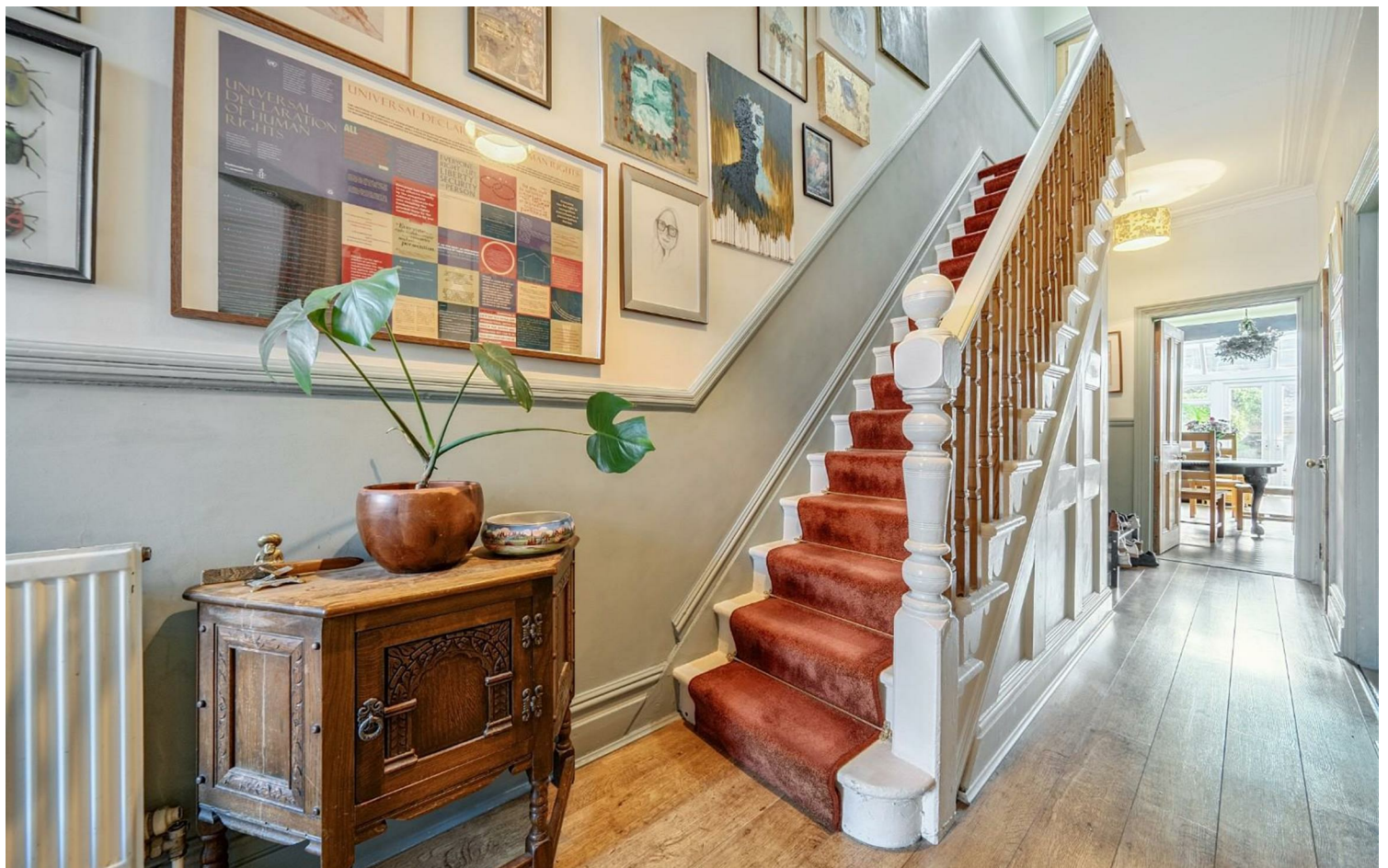
The middle floor comprises three generous double bedrooms, ensuring ample space for family members or guests. A three-piece bathroom serves this level, providing essential amenities. Ascending to the top floor, you will find the master bedroom, which is impressively spacious and offers a peaceful retreat.

The east-facing garden is laid to lawn, providing a lovely outdoor space to enjoy the morning sun. This garden is perfect for children to play or for adults to relax in a tranquil setting.

In summary, this property on Beresford Road is a wonderful opportunity for those looking for a family home in Portsmouth, combining spacious living areas, a lovely garden, and a prime location. Don't miss the chance to make this charming house your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

ENTRANCE

LIVING ROOM

15'10" x 10'9" (4.85 x 3.28)

KITCHEN

12'7" x 8'2" (3.85 x 2.49)

W.C

DINING ROOM

14'10" x 9'11" (4.53 x 3.04)

SUN ROOM

10'0" x 6'3" (3.05 x 1.93)

CONSERVATORY

11'6" x 5'4" (3.52 x 1.64)

BEDROOM ONE

16'0" x 14'0" (4.89 x 4.28)

BEDROOM TWO

19'7" x 12'1" (5.99 x 3.69)

BEDROOM THREE

13'8" x 9'10" (4.17 x 3.01)

BEDROOM FOUR

11'2" x 8'2" (3.42 x 2.51)

BATHROOM

7'11" x 6'5" (2.42 x 1.96)

Anti-Money Laundering

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

Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND :

Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.



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		



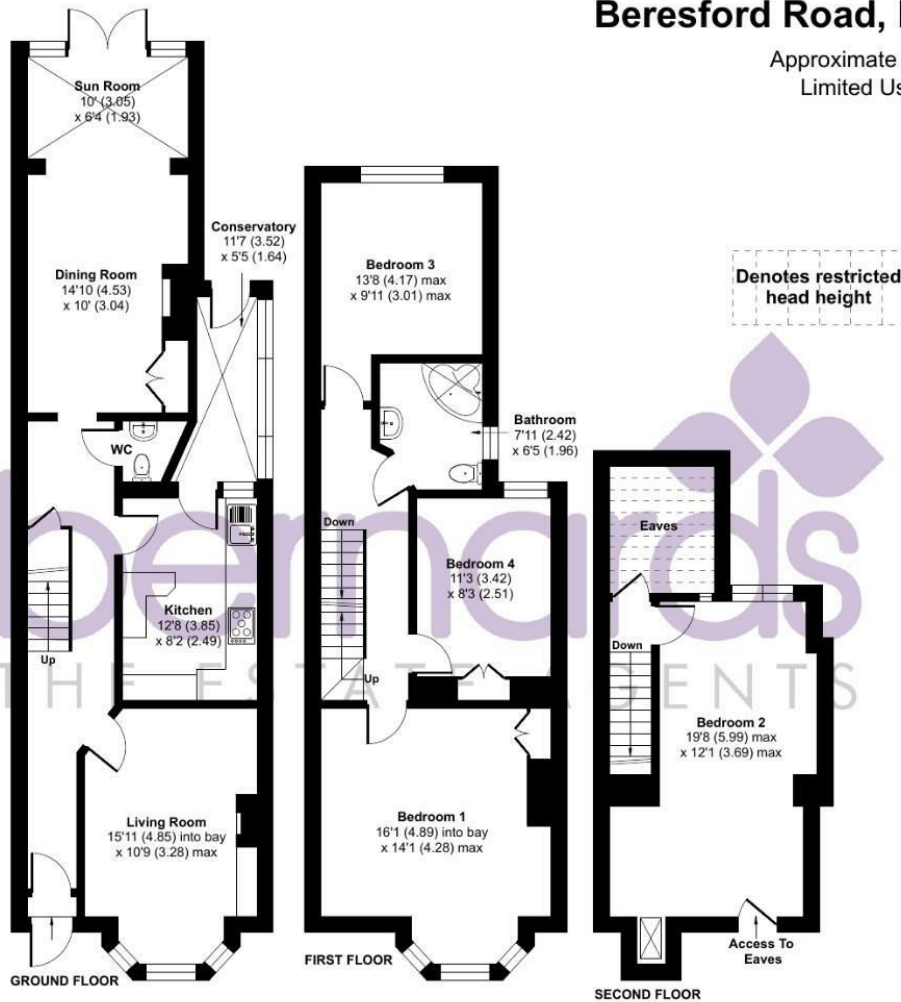
Beresford Road, Portsmouth, PO2

Approximate Area = 1574 sq ft / 146.2 sq m

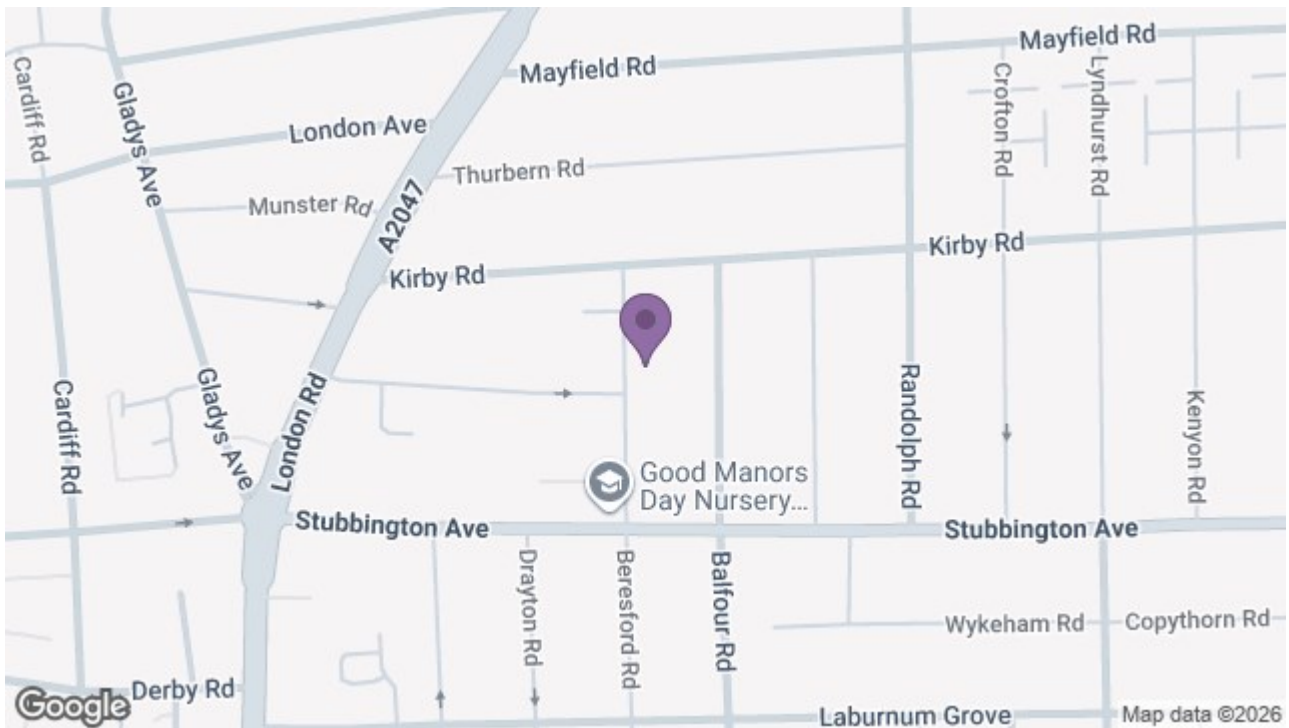
Limited Use Area(s) = 55 sq ft / 5.1 sq m

Total = 1629 sq ft / 151.3 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1384832



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