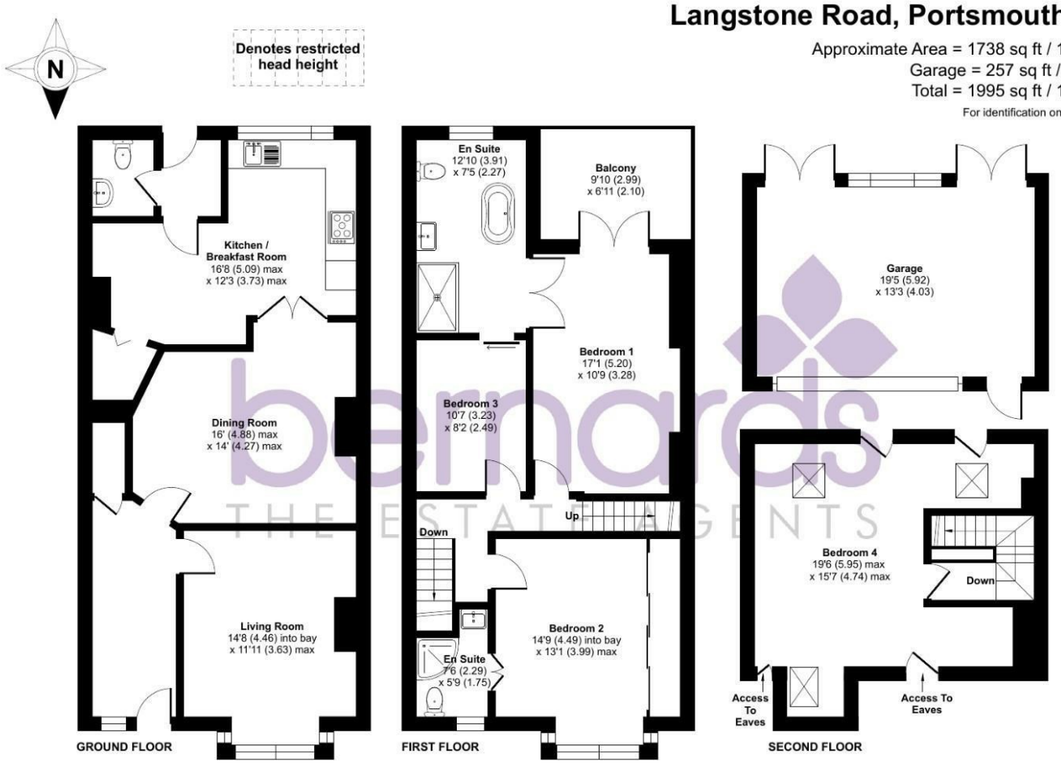
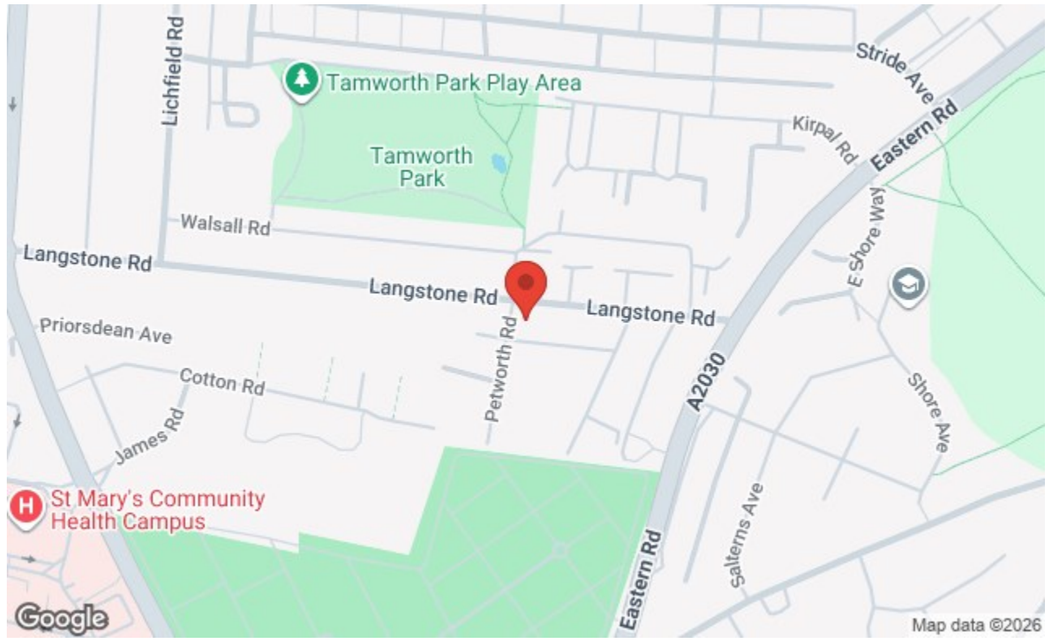
Langstone Road, Portsmouth, PO3

Approximate Area = 1738 sq ft / 161.4 sq m
Garage = 257 sq ft / 23.8 sq m
Total = 1995 sq ft / 185.2 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1471057



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Langstone Road, Portsmouth PO3 6BT

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HIGHLIGHTS

- FOUR BEDROOMS
- TWO RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING GARDEN
- GARAGE
- DOWNSTAIRS TOILET
- TWO BATHROOMS
- BALCONY
- VICTORIAN FEATURES
- ROOF REPLACED LAST YEAR

This elegant four-bedroom home beautifully blends period charm with spacious, versatile accommodation, making it an ideal choice for modern family living. Rich in original character, the home retains an abundance of attractive Victorian features, including original fireplaces and ornate ceiling roses.

The ground floor offers superb living and entertaining space. A bright and airy front-aspect lounge provides a welcoming reception room and flows seamlessly through to the dining room, creating an excellent sense of space and connectivity. To the rear, you will find the kitchen/breakfast room, offering ample space for family life and informal dining.

The delightful south-facing garden creates a wonderful setting for outdoor dining, entertaining, and relaxation. A garage with a roller door provides secure off-street parking and valuable additional storage.

The well-balanced accommodation continues across the upper floors. On the first floor are three generously proportioned bedrooms and two bathrooms, including a convenient Jack-and-Jill arrangement. One of the bedrooms enjoys direct access to a private south-facing balcony overlooking the rear garden. The converted loft has been thoughtfully transformed into a master bedroom, providing a peaceful and private retreat away from the main family accommodation.

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PROPERTY INFORMATION

LIVING ROOM
14'7" x 11'10" (4.46 x 3.63)

DINING ROOM
16'0" x 14'0" (4.88 x 4.27)

KITCHEN/BREAKFAST ROOM
16'8" x 12'2" (5.09 x 3.73)

GARAGE
19'5" x 13'2" (5.92 x 4.03)

BEDROOM ONE
17'0" x 10'9" (5.20 x 3.28)

ENSUITE
12'9" x 7'5" (3.91 x 2.27)

BEDROOM TWO
14'8" x 13'1" (4.49 x 3.99)

BEDROOM THREE
10'7" x 8'2" (3.23 x 2.49)

BEDROOM FOUR
19'6" x 15'6" (5.95 x 4.74)

ENSUITE
7'6" x 5'8" (2.29 x 1.75)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

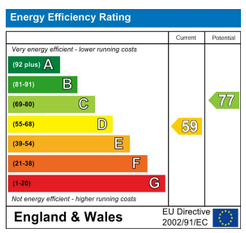
BAND : C £1,938.59

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.

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.

CONVEYANCING
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 conveyance 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.

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



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