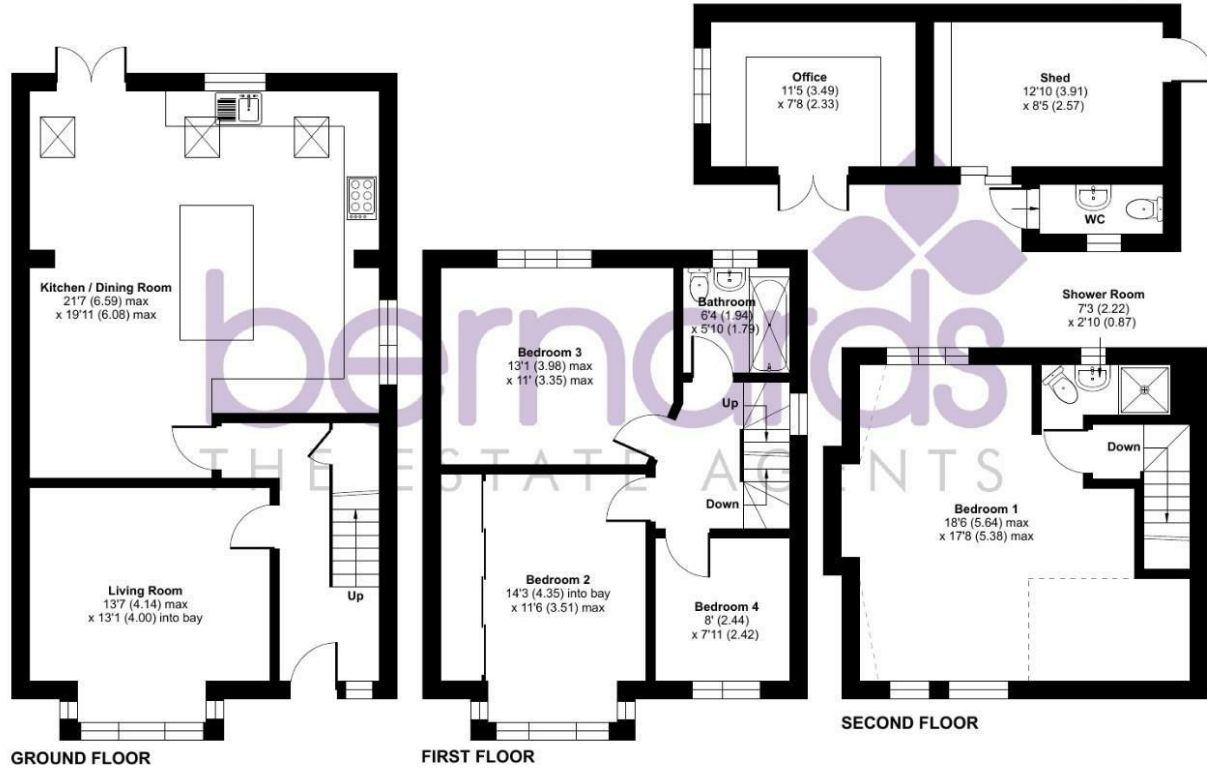




Denotes restricted head height

Kensington Road, Portsmouth, PO2

Approximate Area = 1538 sq ft / 142.8 sq m
Limited Use Area(s) = 59 sq ft / 5.4 sq m
Outbuilding = 216 sq ft / 20 sq m
Total = 1813 sq ft / 168.2 sq m
For identification only - Not to scale

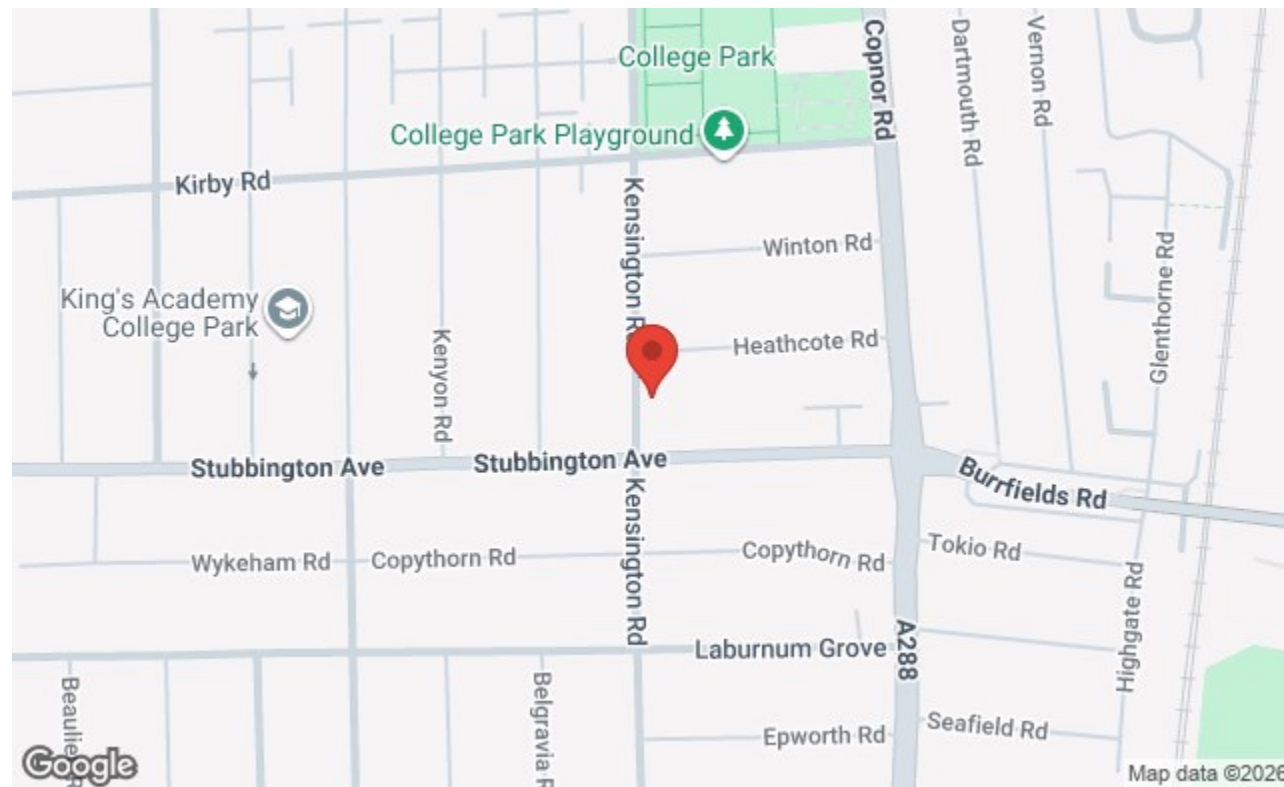


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1468664



£425,000

Kensington Road, Portsmouth PO2 0JR



4 2 1

HIGHLIGHTS

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- BEAUTIFULLY EXTENDED FAMILY HOME
- OPEN PLANNED KITCHEN/DINER
- EN-SUITE TO MASTER
- LARGE REAR GARDEN

A beautifully extended four-bedroom semi-detached family home situated along the ever-popular Kensington Road in North End, offering over 1,800 sq ft of versatile accommodation including outbuilding/office.

This spacious and well-presented property has been thoughtfully extended to create the ideal modern family home, perfectly combining character features with contemporary open-plan living. The heart of the home is the impressive kitchen/dining room measuring over 21ft, providing an exceptional entertaining and family space with direct access to the generous rear garden.

The ground floor also benefits from a

separate living room with bay frontage, while the upper floors offer four well-proportioned bedrooms arranged across two levels. The impressive principal bedroom occupies the top floor and features its own en-suite facilities, creating a superb private retreat.

Externally, the property boasts a large rear garden with additional outbuildings including an office, shed, shower room and WC, offering excellent potential for home working, hobbies or further entertaining space.

Located within a highly sought-after residential area of North End, the property is conveniently positioned close to local amenities, reputable schools, transport links and motorway access.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



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PROPERTY INFORMATION

- ENTRANCE HALL**
- LIVING ROOM**
13'6" x 13'1" (4.14 x 4.00)
- KITCHEN/DINING ROOM**
21'7" x 19'11" (6.59 x 6.08)
- REAR GARDEN**
- FIRST FLOOR**
- BEDROOM TWO**
14'3" x 11'6" (4.35 x 3.51)
- BEDROOM THREE**
13'0" x 10'11" (3.98 x 3.35)
- BEDROOM FOUR**
8'0" x 7'11" (2.44 x 2.42)
- BATHROOM**
6'4" x 5'10" (1.94 x 1.79)
- SECOND FLOOR**
- BEDROOM ONE**
18'6" x 17'7" (5.64 x 5.38)
- EN-SUITE**
7'3" x 2'10" (2.22 x 0.87)

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. Bernard's 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.

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

ANTI-MONEY LAUNDERING
Bernard's 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

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C

MORTGAGE ADVISOR
We offer financial services here at Bernard's. 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.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure



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	
EU Directive 2002/91/EC	
England & Wales	



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