# Offers In Excess Of £350,000

Oliver Road, Southsea PO4 9BY

bernards
THE ESTATE AGENTS

3 1 1



## HIGHLIGHTS

- THREE BEDROOM
- TERRACED HOUSE
- LOFT ROOM
- SOUTH FACING GARDEN
- LARGE FOUR PIECE BATHROOM
- NO ONWARD CHAIN
- IDEAL FAMILY HOME
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO SEAFRONT
- CALL TO VIEW

** WONDERFUL SOUTHSEA HOME IN HIGHLY POPULAR LOCATION OFFERED CHAIN FREE **

We are delighted to offer for sale this impressive home situated in a very popular location in Southsea. Ideal for a First Time Buyer or someone taking the next step up the ladder, this home offers a wonderful blend of space and modern decor that many crave.

As you enter the property you are greeted with a large living room, followed by a sizeable four piece bathroom. The back of the property has been extended to create a brilliant space, the kitchen feeds wonderfully into the sun room which could be used as an additional sitting room, to soak in the southerly sunshine, or dining room. A handy utility rooms backs on the kitchen providing useful space for washing goods and additional storage.

On the first floor you have three bedrooms, two of which are good double bedrooms and the master also benefits from an en suite toilet and the third bedroom is a comfortable single. The loft has been converted into a usable room and has easy access up via the staircase offering a space for an additional room, games room or office.

The location of this home is incredibly sought after with Southsea seafront close by, local schools and shops on the door step and great access across Southsea. This is not an opportunity to be missed and an early viewing is highly advised.

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












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# PROPERTY INFORMATION

## 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

## 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!

## Council Tax Band B

## 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.

## Living Room
14'5" x 10'5" (4.40 x 3.19)

## Kitchen
12'11" x 8'2" (3.94 x 2.50)

## Sun Room
13'7" x 7'2" (4.16 x 2.19)

## Utility
12'3" x 4'3" (3.75 x 1.31)

## Bathroom
9'9" x 7'10" (2.99 x 2.40)

## Bedroom One
13'10" x 10'8" (4.24 x 3.27)

## En suite
4'9" x 3'6" (1.46 x 1.08)

## Bedroom Two
12'7" x 8'4" (3.84 x 2.55)

## Bedroom Three
8'8" x 8'0" (2.66 x 2.45)

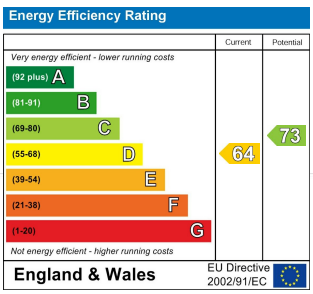
## Loft Room
12'0" x 10'3" (3.66 x 3.14)










Scan here to see all our properties for sale and rent

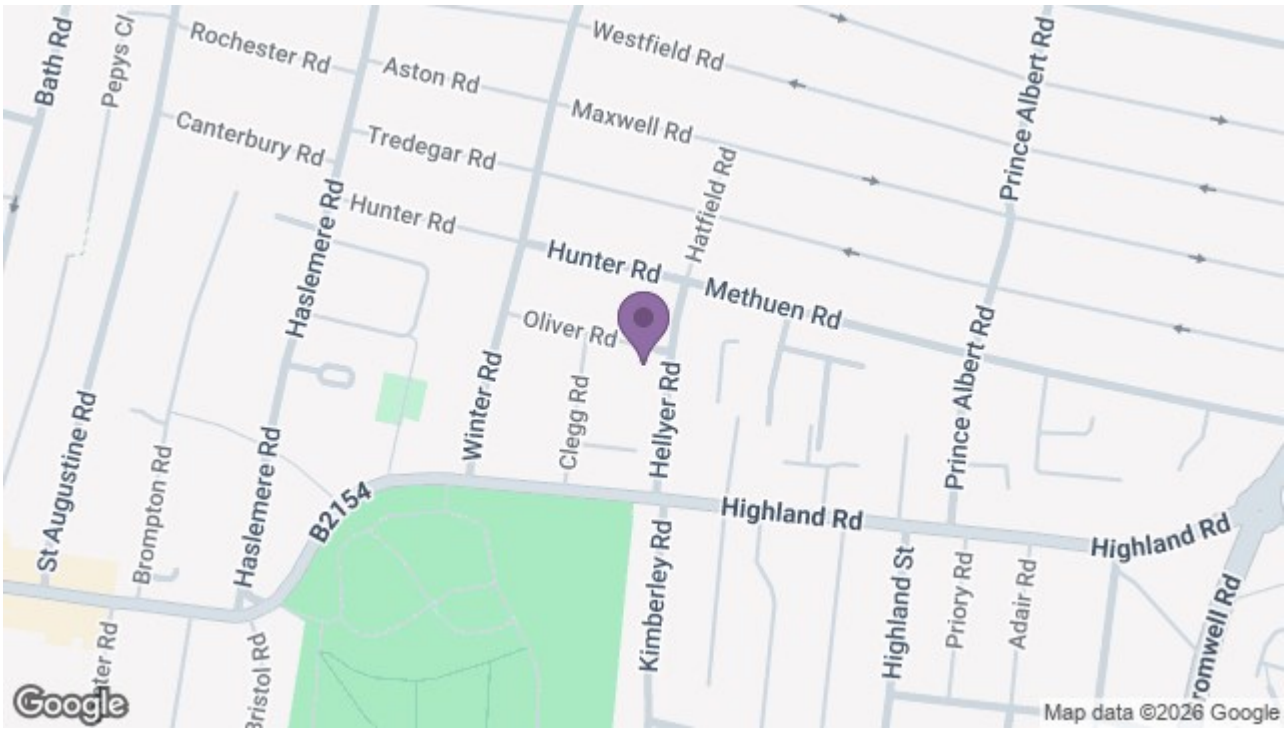
# Oliver Road, Southsea, PO4

Approximate Area = 1185 sq ft / 110 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: 1480203




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974