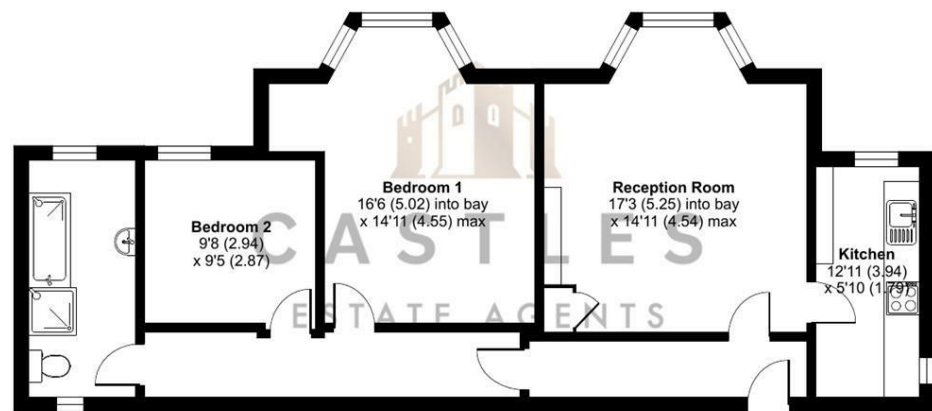


Floor Plan

Hereford House, Kent Road, Southsea, PO5

Approximate Area = 837 sq ft / 77.8 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). © nichcom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1446212



Hereford House 28-30 Kent Road
Southsea, PO5 3EW

We are pleased to welcome to the market this two bedroom first floor flat located in the heart of Southsea in Hereford House, Kent Road. The property comes with Share Of Freehold and parking to the front on a first come first serve basis to residents.

The property boasts a spacious lounge diner with large bay window. There is a separate modern fitted kitchen, generous size four piece bathroom and a sizeable primary double bedroom which also has a large bay window so lots of natural light pouring through into the home. The second bedroom is a fair size and is currently being utilised as a home office.

The property is located in the heart of Southsea with Palmerston Road and its variety of shops, restaurants and bars just a stroll away. The seafront, Gunwharf Quays and Old Portsmouth are all within walking distance. Entering the building is via a secured system into the communal hallway.

For more information or to arrange a viewing please call Castles today.

Asking price £240,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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Company Number: 12821075

VAT Number: 356389459

Hereford House 28-30 Kent Road

Southsea, PO5 3EW



- TWO BEDROOMS
- FIRST COME FIRST SERVE PARKING
- SHARE OF FREEHOLD
- CLOSE TO SOUTHSEA SHOPS
- LARGE BAY WINDOWS
- SOUTHSEA LOCATION
- SHORT WALK TO SEAFRONT
- GUNWHARF QUAYS 5 MINUTES AWAY

RECEPTION ROOM

17'0" x 14'9" (5.2 x 4.5)

KITCHEN

12'9" x 5'6" (3.9 x 1.7)

BEDROOM ONE

16'4" x 14'9" (5.0 x 4.5)

BEDROOM TWO

9'6" x 9'2" (2.9 x 2.8)

BATHROOM

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a

portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Solicitors

If you are looking for a solicitor to handle the conveyancing process

then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

