



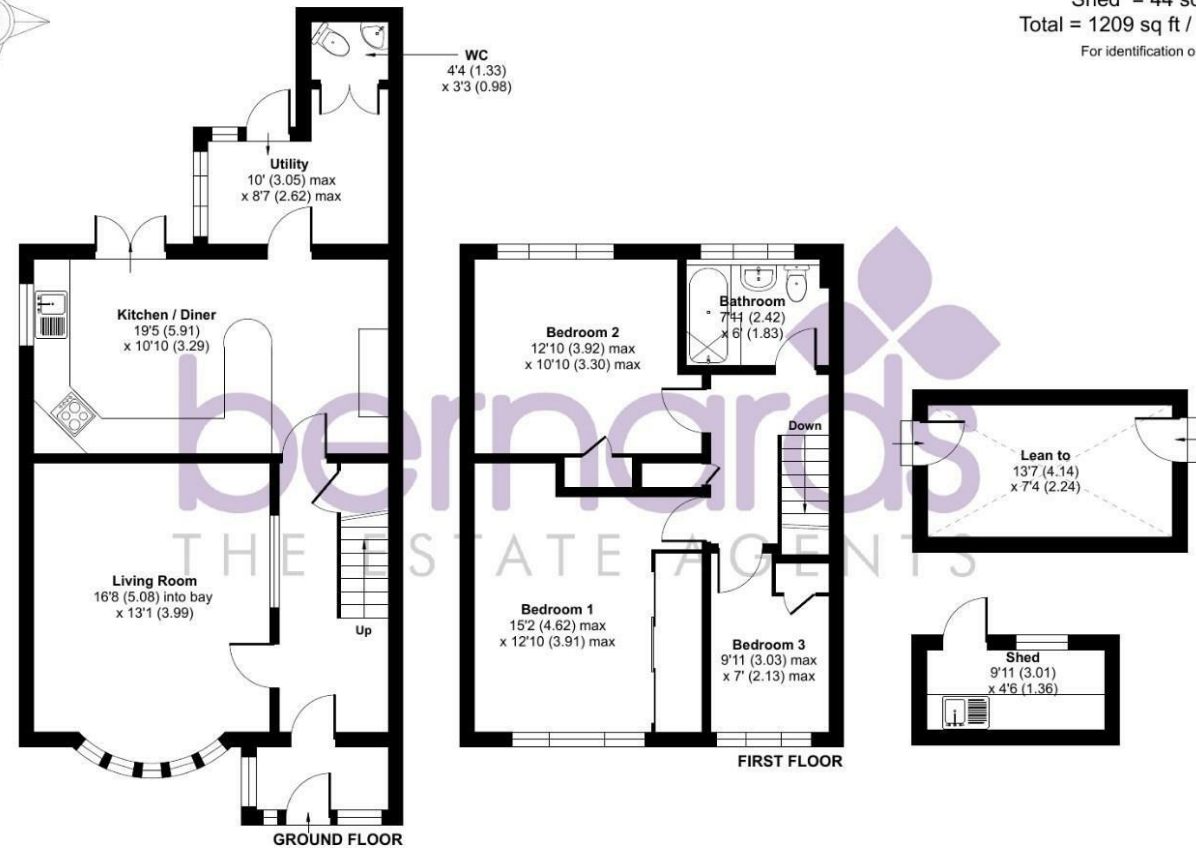
Cheslyn Road, Portsmouth, PO3

Approximate Area = 1165 sq ft / 108.2 sq m (excludes lean to)

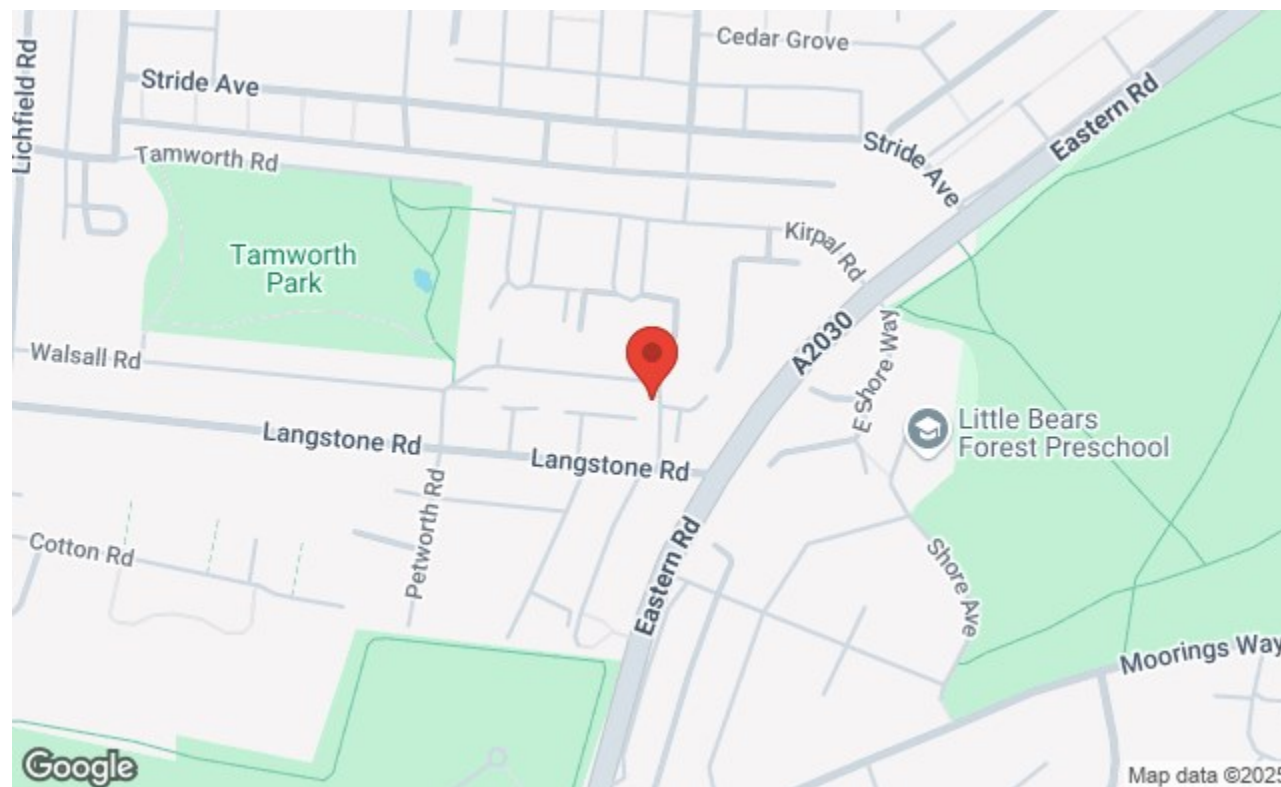
Shed = 44 sq ft / 4 sq m

Total = 1209 sq ft / 112.2 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1257028



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



Offers In Excess Of £350,000

Cheslyn Road, Portsmouth PO3 6DJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- END TERRACED HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- KITCHEN/DINER
- MODERN FAMILY BATHROOM
- SOUTH FACING GARDEN
- BEAUTIFUL FAMILY HOME
- CLOSE TO SCHOOLS/COLLEGE
- CLOSE ACCESS TO TRANSPORT LINKS
- CALL TO ARRANGE INTERNAL VIEWING

Nestled on the charming Cheslyn Road in Portsmouth, this delightful three-bedroom house offers a perfect blend of modern living and comfort. Spanning an impressive 1,165 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a perfect gathering space for family and friends. The heart of the home is undoubtedly the spacious kitchen diner. This area is designed for both functionality and style, making it a wonderful spot for everyday meals or entertaining guests.

The three bedrooms are generously sized, providing ample room for relaxation and personalisation. Each room is filled with natural light, creating a serene environment for restful

nights. The modern bathroom is tastefully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the south-facing garden, which offers a sun-drenched outdoor space perfect for gardening, play, or simply unwinding after a long day. The driveway adds to the convenience, providing off-street parking for your vehicle.

This home is modern throughout, with contemporary finishes that enhance its appeal. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property on Cheslyn Road is a wonderful opportunity not to be missed. With its excellent location and thoughtful design, it is sure to attract interest from discerning buyers.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

DRIVEWAY - OFF ROAD PARKING

PORCH

ENTRANCE HALL

LIVING ROOM
16'7" x 13'1" (5.08 x 3.99)

KITCHEN/DINER
19'4" x 10'9" (5.91 x 3.29)

UTILITY ROOM
10'0" x 8'7" (3.05 x 2.62)

DOWNSTAIRS WC
4'4" x 3'2" (1.33 x 0.98)

**SOUTH FACING GARDEN
SHED & OUTBUILDING**

FIRST FLOOR

BEDROOM ONE
15'1" x 12'9" (4.62 x 3.91)

BEDROOM TWO
12'10" x 10'9" (3.92 x 3.30)

BEDROOM THREE
9'11" x 6'11" (3.03 x 2.13)

FAMILY BATHROOM
7'11" x 6'0" (2.42 x 1.83)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

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.

CONVEYANCING

Choosing the right conveyancing solicitor is

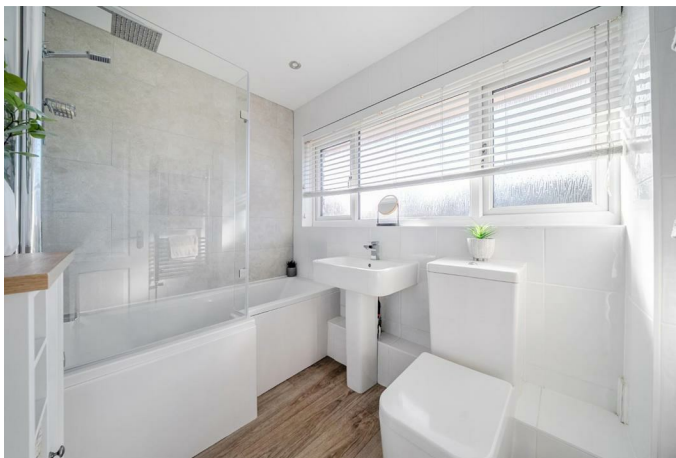
extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and 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.

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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C	67	
(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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