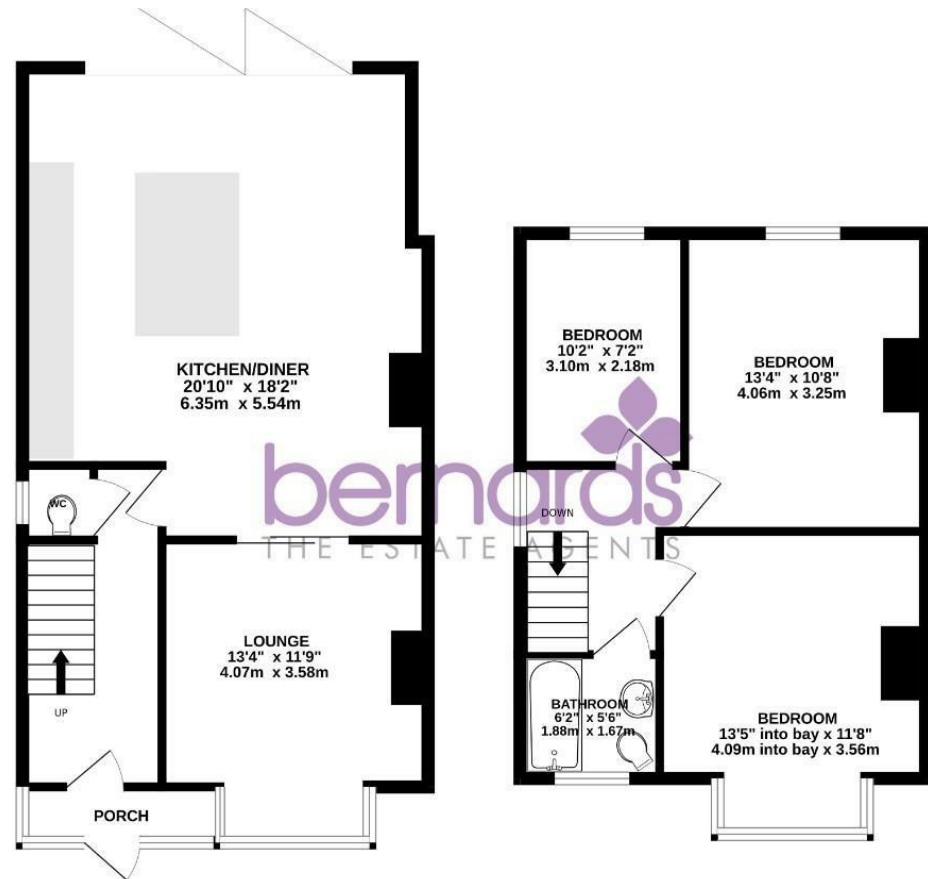


GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



£365,000

Seaton Avenue, Portsmouth PO3 6LG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SEMI DETACHED
- ❖ THREE BEDROOMS
- ❖ PRIVATE DRIVEWAY
- ❖ OPEN PLAN LIVING
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS TOILET
- ❖ LOW MAINTENANCE GARDEN
- ❖ MODERN THROUGHOUT
- ❖ SOUGHT AFTER LOCATION
- ❖ PERFECT FAMILY HOME

Situated in Seaton Avenue, this stunning semi-detached home offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the property. The heart of the home is undoubtedly the beautifully extended kitchen/diner, which boasts stylish bifold doors that seamlessly connect the indoor space with the outdoor area, creating an inviting atmosphere for both family gatherings and entertaining guests.

The property comprises three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the low-maintenance garden is thoughtfully designed with split levels, offering a charming outdoor retreat that requires minimal upkeep. This space is perfect for enjoying sunny days or hosting barbecues with friends and family.

Additionally, the property includes a private driveway, providing parking for one vehicle, which is a valuable asset in this bustling area.

This semi-detached home on Seaton Avenue is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. With its modern features and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**LOUNGE**  
13'4" x 11'8" (4.07 x 3.58)

**KITCHEN/DINER**  
20'9" x 18'2" (6.35 x 5.54)

**BEDROOM ONE**  
13'5" x 11'8" (4.09 x 3.56)

**BEDROOM TWO**  
13'3" x 10'7" (4.06 x 3.25)

**BEDROOM THREE**  
10'2" x 7'1" (3.10 x 2.18)

**BATHROOM**  
6'2" x 5'5" (1.88 x 1.67)

**COUNCIL TAX**  
The local authority is Portsmouth city Council.

**BAND : C – £1,760.67**

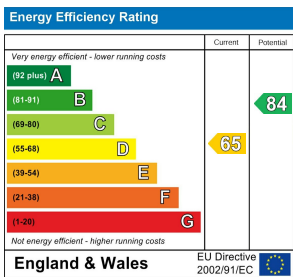
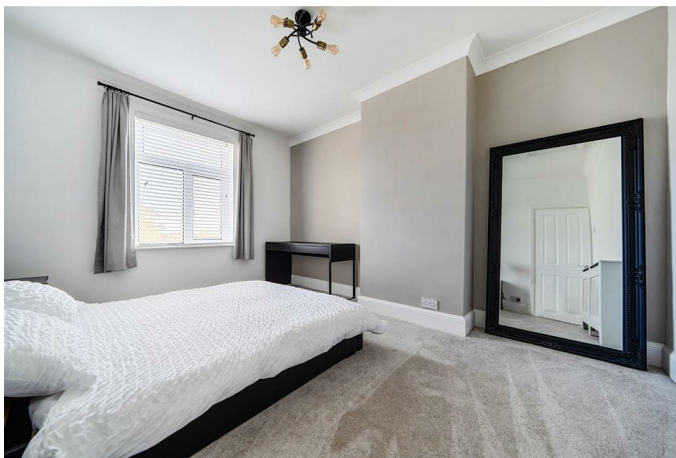
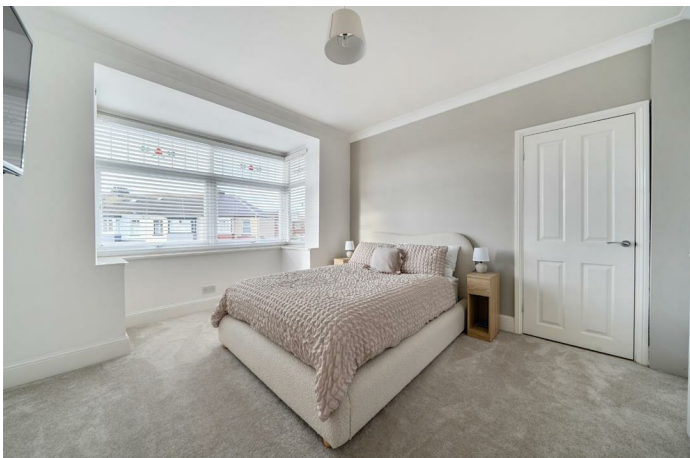
**CONVEYANCING**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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.

**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**  
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



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