

Price £330,000

Chichester Road, Portsmouth PO2  
0AU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SPACIOUS FOUR BEDROOM FAMILY HOME
- ❖ MODERN FITTED DOWNSTAIRS SHOWER ROOM
- ❖ INVITING LOUNGE TO THE FRONT OF THE PROPERTY
- ❖ OFFERED WITH NO ONWARD CHAIN
- ❖ GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- ❖ LOCATED CLOSE TO PUBLIC TRANSPORT
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ LOCATED CLOSE TO SCHOOLS
- ❖ UPSTAIRS WC
- CALL NOW TO ARRANGE YOUR VIEWING

Nestled on Chichester Road in Portsmouth, this charming terraced house offers a delightful blend of comfort and convenience. Spanning an impressive 1,367 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The spacious lounge and family room seamlessly connect to a modern kitchen, complemented by a practical utility area that enhances the home's functionality.

With four well-proportioned bedrooms, this residence provides ample space for families or those seeking extra room for guests or a home office. The modern fitted shower room adds a touch of contemporary style, ensuring that daily routines are both efficient and enjoyable.

The low maintenance garden is an excellent feature, providing a private outdoor space for leisure without the burden of extensive upkeep. This property is ideally situated close to public transport links and reputable schools, making it a perfect choice for families and commuters alike.

In summary, this terraced house on Chichester Road presents an excellent opportunity for those looking to settle in a lively area of Portsmouth, combining spacious living with modern amenities and easy access to local facilities.

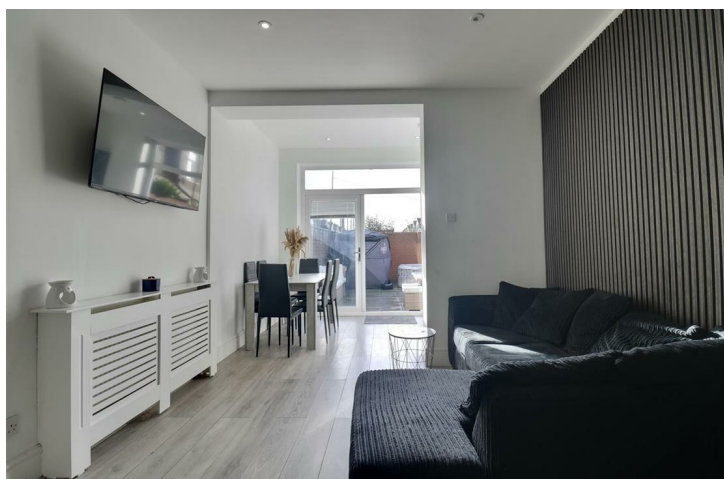
Call today to arrange a viewing

02392 728090

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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

10'8" x 15'7" (3.27 x 4.76)

## KITCHEN/DINER

10'9" x 21'9" (3.28 x 6.63)

## BREAKFAST/UTILITY ROOM

10'5" x 6'0" (3.20 x 1.84)

## SHOWER ROOM

8'9" x 10'8" (2.67 x 3.26)

## FIRST FLOOR LANDING

## BEDROOM ONE

14'7" x 15'7" (4.45 x 4.76)

## BEDROOM TWO

8'11" x 10'8" (2.74 x 3.26)

## BEDROOM THREE

7'8" x 9'6" (2.34 x 2.92)

## BEDROOM FOUR

10'9" x 8'11" (3.30 x 2.72)

## WC

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

Band C

Portsmouth City Council:

£1,615.66

Police and Crime Commissioner: £244.85

Hampshire & Isle of Wight Fire & Rescue: £78.08

Total Council Tax charge: £1,938.59

## 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.

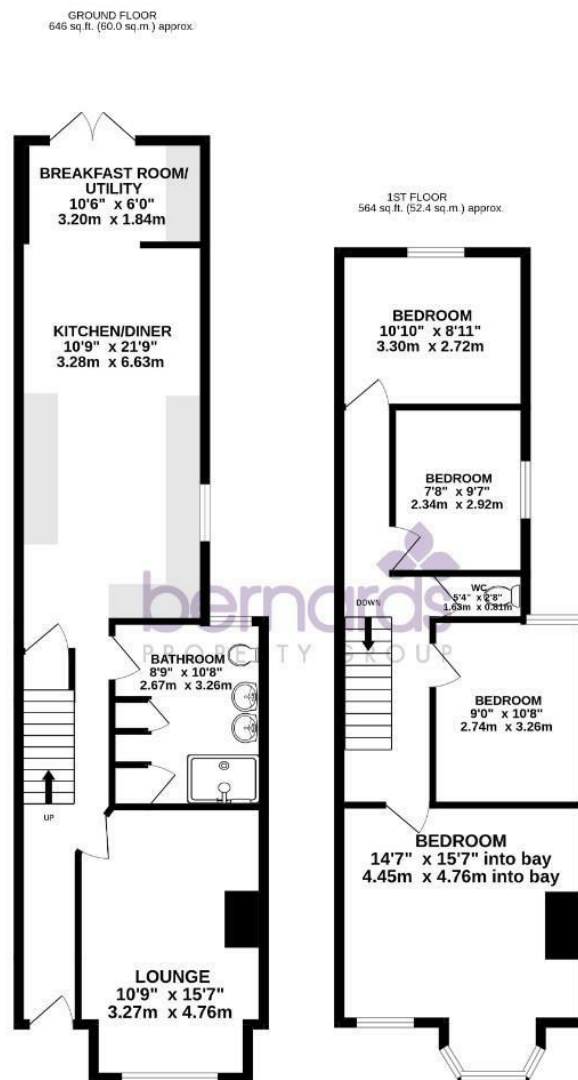
## Anti-Money Laundering

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
England & Wales		
EU Directive 2002/91/EC		

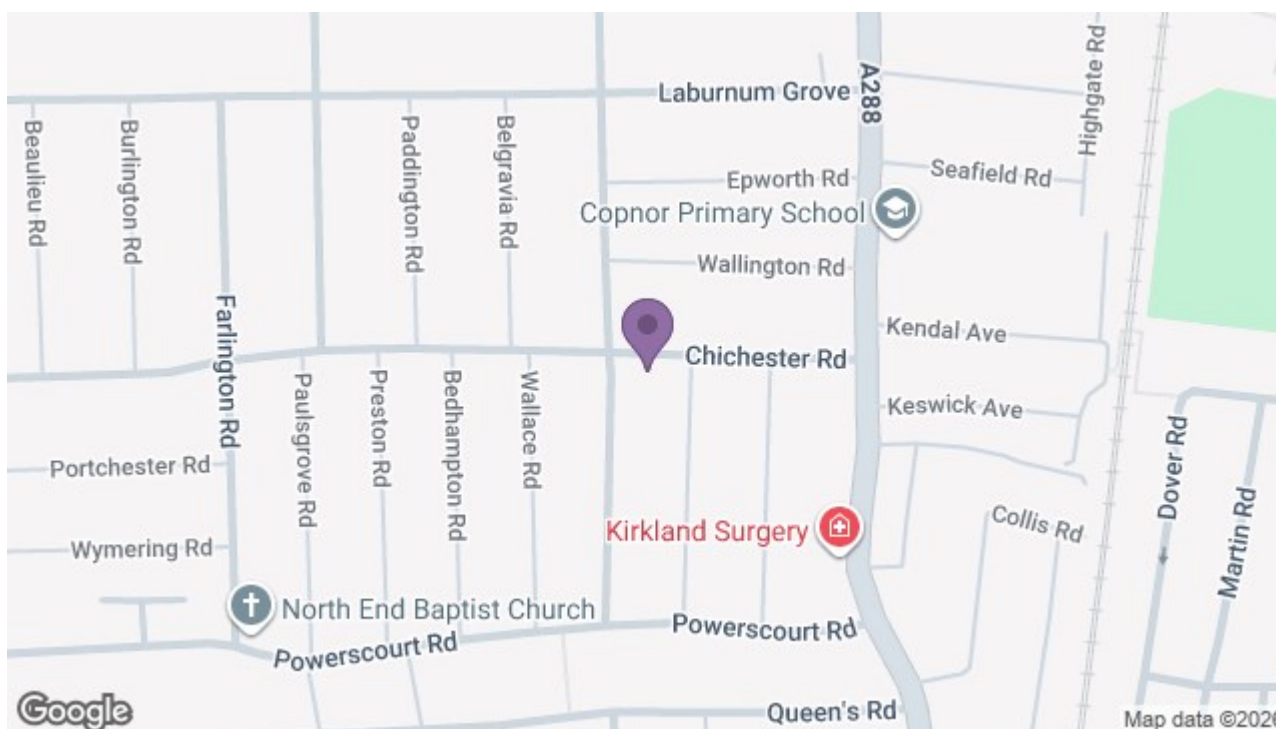




TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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