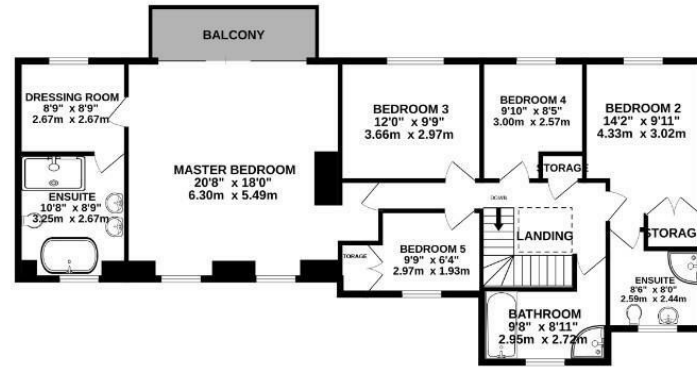
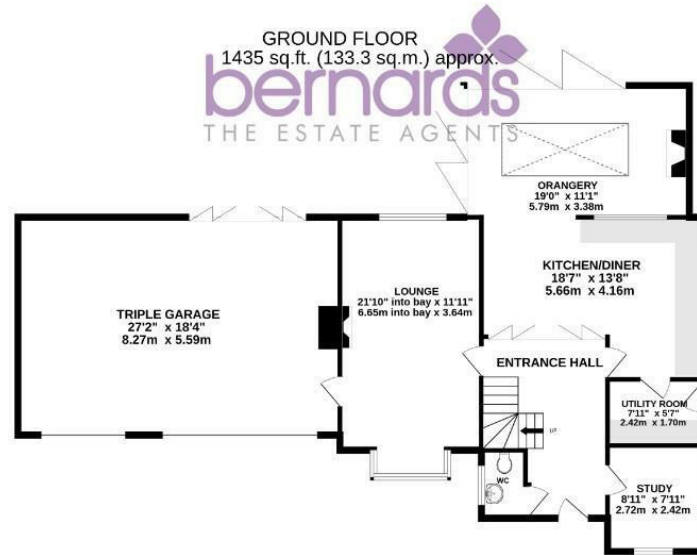


1ST FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.



TOTAL FLOOR AREA: 2590 sq.ft. (240.6 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 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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FOR SALE

Offers Over £800,000

Arran Close, Cosham PO6 3UD

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THE ESTATE AGENTS



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HIGHLIGHTS

- DETACHED EXTENDED FAMILY HOME
- FIVE BEDROOMS
- KITCHEN/DINER
- THREE FURTHER RECEPTION ROOMS
- IMPRESSIVE MASTER SUITE
- OVER 2500 SQFT OF SPACE
- LANDSCAPED GARDEN
- TRIPLE GARAGE PLUS DRIVEWAY
- IMMACULATE THROUGHOUT
- REQUESTED AREA!

We are thrilled to introduce this expansive family residence spanning over 2500 square feet, meticulously enhanced and extended by the current owners. Boasting five bedrooms, two reception areas, an open-plan kitchen, a triple garage, and an exquisite master suite with a dressing room and en-suite, this property offers an unparalleled living experience.

Upon entering, the foyer unveils a staircase leading to the upper level and grants access to all principal rooms. Positioned at the front, there's a convenient WC and a study. The primary living space seamlessly transitions into the kitchen, with oak bi-folding doors opening into the dining area. A breakfast bar delineates the space, while an impressive extension encompasses a lounge area adorned with bi-fold doors on two sides, a media wall, a striking fireplace, and a full roof lantern, flooding the space with natural light. Adjacent to the kitchen lies a separate utility room. The lounge, featuring a bay window overlooking the front, also conceals a discreet entrance to the triple garage.

On the first floor you have five well-appointed bedrooms, two of which boast en-suite facilities, complemented by a family bathroom. The master bedroom is particularly remarkable, boasting a vaulted ceiling, an apex window at the rear with sliding doors leading to a glass balcony, a walk-in dressing room, and a luxurious four-piece en-suite with a freestanding bath.

Externally, the property showcases a newly laid block-paved driveway at the front, providing ample parking space. A pedestrian pathway on the side grants access to the rear garden, which features lawn, mature hedges, and fenced borders ensuring privacy. The garden has been thoughtfully landscaped, featuring a sizable porcelain paved patio and an additional decked area complete with a hot tub. Additionally, the property boasts a spacious triple garage equipped with lighting, power, electric roller doors, and bi-folding doors leading to th

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
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PROPERTY INFORMATION

LOCATION

Cosham is a northern suburb of Portsmouth in Hampshire, England. It lies within the city boundary of Portsmouth and is situated approximately 5 miles north of the city center. Cosham is known for its convenient location, being close to major road networks such as the A27 and the M27 motorway, making it easily accessible by car. It also has its own railway station, providing links to Portsmouth, Southampton, and London. The area offers a range of amenities including shops, schools, healthcare facilities, and recreational spaces, making it a popular choice for families and commuters alike.

SCHOOLS

Court Lane Infant School
 Court Lane Junior School
 Portsdown Primary School
 Northern Parade Junior School
 Springfield School

COUNCIL TAX BAND - F

SOLICITORS

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. Bernard's 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.

REMOVAL QUOTE

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.

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.

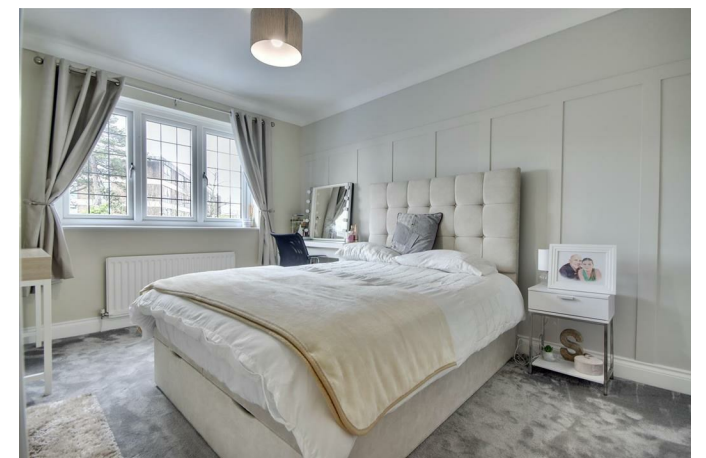
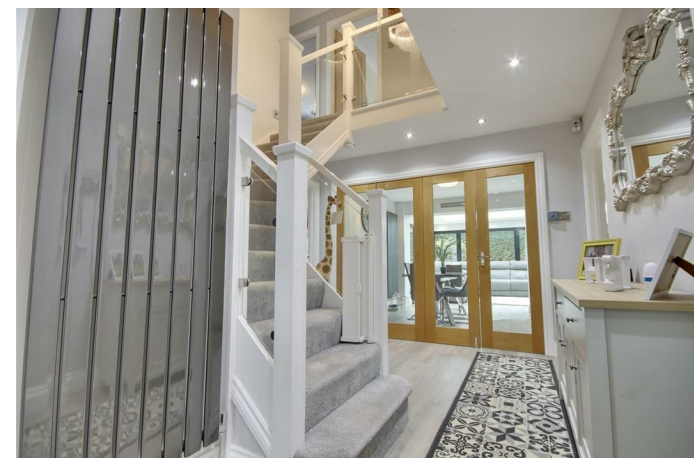
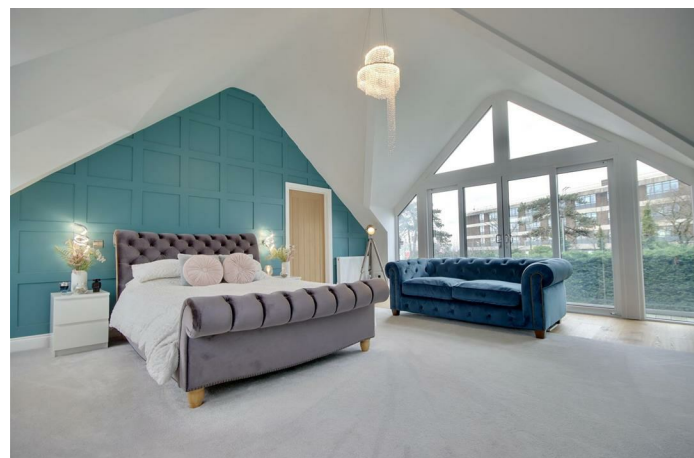
BERNARDS MORTGAGE & PROTECTION

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!

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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