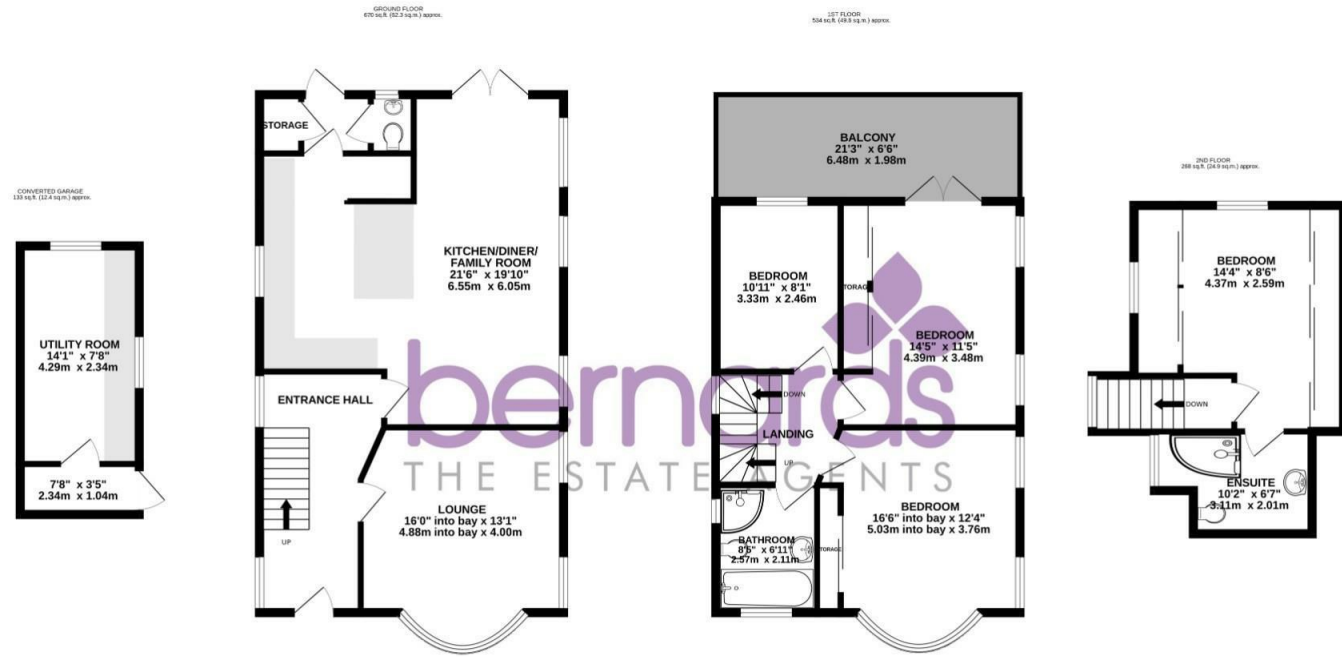


FOR SALE

Offers In Excess Of £675,000

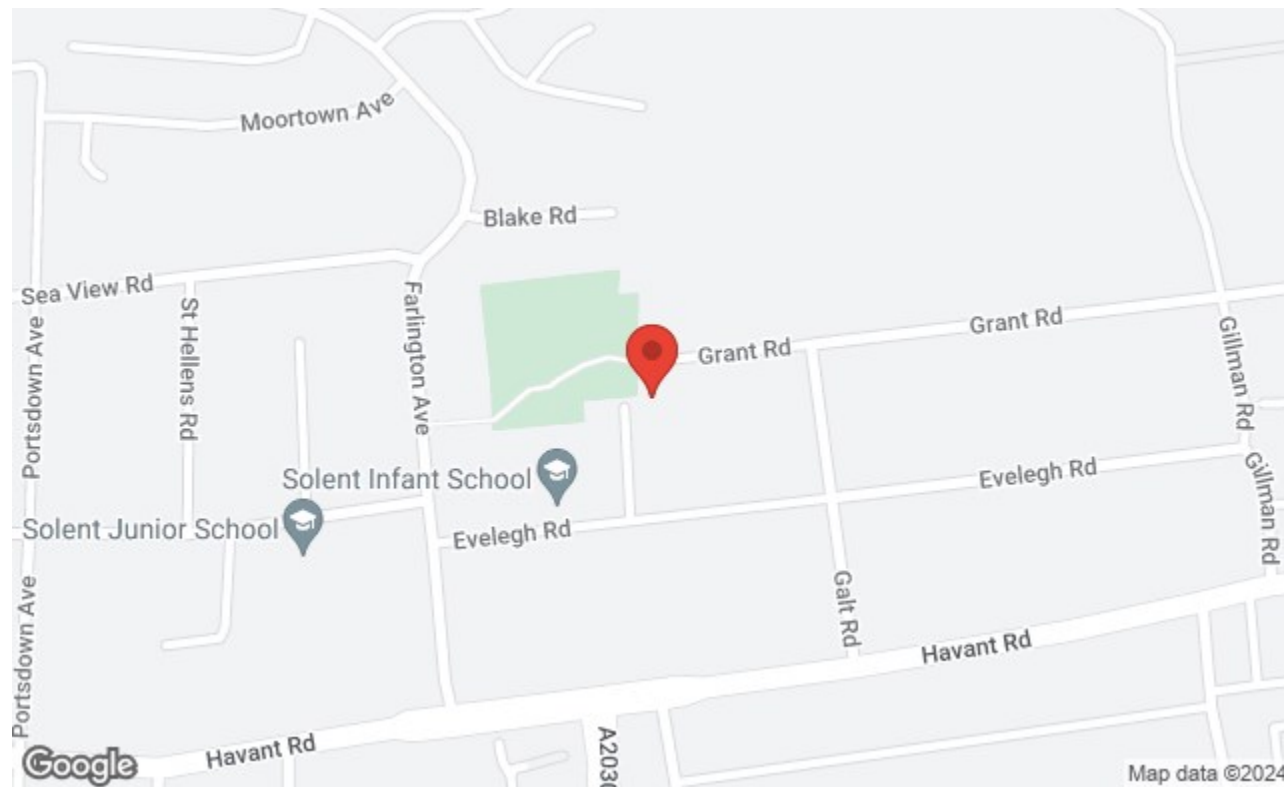
Grant Road, Portsmouth PO6 1DX

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1606 sq.ft. (149.2 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. Made with Metropix ©2024



4 2 2

HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ BALCONY WITH SEA VIEWS
- ❖ 1930'S STYLE PROPERTY
- ❖ UTILITY ROOM
- ❖ SUMMER HOUSE
- ❖ SCHOOL CATCHMENT
- ❖ A PERFECT FAMILY HOME
- ❖ A MUST SEE!

FOUR BEDROOM DETACHED 1930'S PROPERTY WITH SEA VIEWS

We are delighted to offer this four bedroom detached house situated in the sought after hillside location of Grant Road. The property benefits from views toward Langstone Harbour and Portsmouth.

This wonderful property would make a fantastic family home with the size it has on offer.

Entering the home through a stylish front door and good size porch, a warm and open hallway leads into the lounge, enhanced with natural light from double bay windows.

The open plan kitchen/dining room is a fantastic space for entertaining for guests, The kitchen has been finished to a high standard with built in appliances, through the kitchen we have access to the downstairs cloakroom.

Upstairs you have three double bedrooms, One of which is fitted with wardrobes and a balcony with

views across the harbour, completing this floor is the modern three piece bathroom.

Moving to the top floor of this spacious property we have the fourth double bedroom and en-suite bathroom, you really need to come and see the views for yourself!

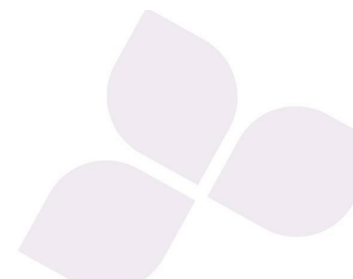
The large South facing garden is laid to lawn and split in to two separate gardens with a summerhouse at the bottom and a cosy area to sit and unwind.

Completing the property is the Utility space which has been converted from a garage.

Parking will never be a problem with the spacious driveway to the front.

Grant Road is situated in the catchment area for both Solent and Springfield schools. We highly recommend an internal inspection to fully appreciate what this property has to offer.

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



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
16'0" x 13'1" (4.88 x 4.00)

KITCHEN/DINER
21'5" x 19'10" (6.55 x 6.05)

W/C

BEDROOM ONE
16'6" x 12'4" (5.03 x 3.76)

BEDROOM TWO
14'4" x 11'5" (4.39 x 3.48)

BALCONY
21'3" x 6'5" (6.48 x 1.98)

BEDROOM THREE
10'11" x 8'0" (3.33 x 2.46)

BEDROOM FOUR
14'4" x 8'5" (4.37 x 2.59)

EN-SUITE
10'2" x 6'7" (3.11 x 2.01)

GARAGE/UTILITY ROOM
14'0" x 7'8" (4.29 x 2.34)

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 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.

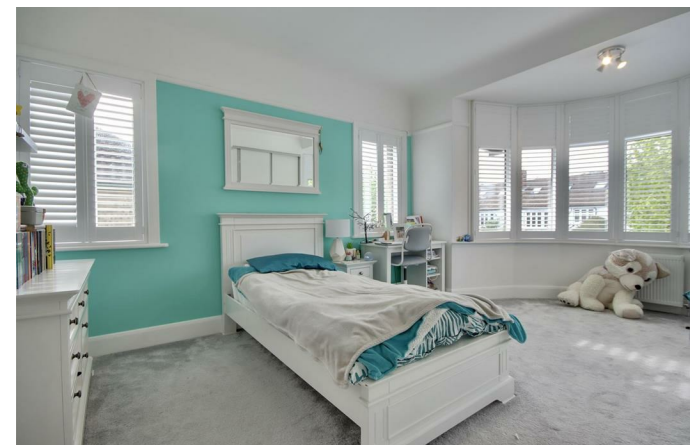
PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : E £2537

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	81
(81-91) B	
(69-80) C	
(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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