Floor Plan

GROUND FLOOR
632 sq.ft. (58.8 sq.m.) approx.

- UTILITY ROOM 7'0" x 5'4" 2.13m x 1.63m
- DINING ROOM 9'9" x 12'9" 2.97m x 3.88m
- KITCHEN 17'9" x 12'5" 5.42m x 3.78m
- LOUNGE 11'0" x 15'4" into bay 3.35m x 4.67m into bay
- PORCH
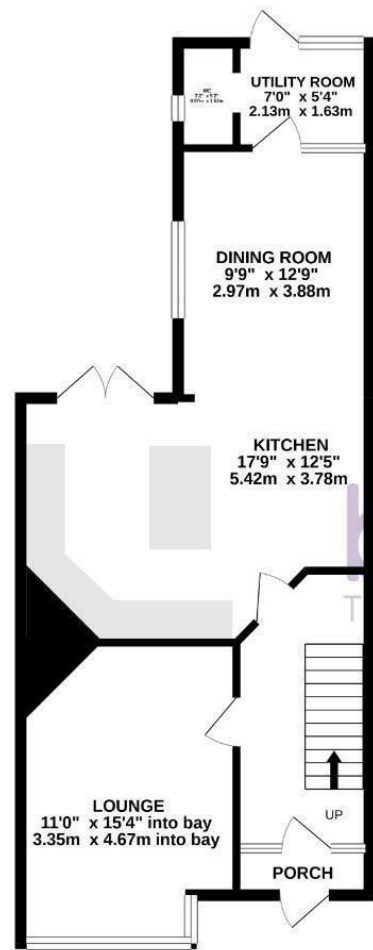
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

- BEDROOM 2 11'7" x 12'9" 3.54m x 3.89m
- BATHROOM 5'10" x 6'2" 1.78m x 1.88m
- BEDROOM 3 9'7" x 12'10" 2.92m x 3.92m
- BEDROOM 4 7'11" x 7'9" 2.42m x 2.37m
- DOWN / UP
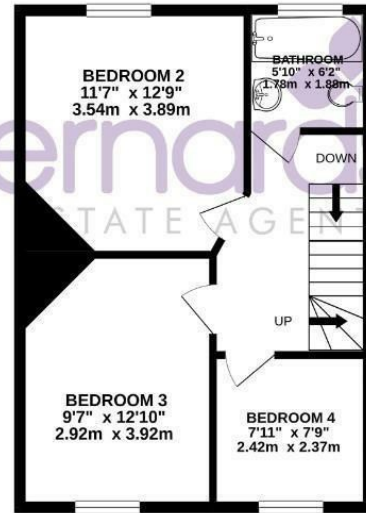
2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

- ENSUITE 7'1" x 5'10" 2.16m x 1.77m
- MASTER BEDROOM 13'8" x 19'5" 4.16m x 5.91m
- HALLWAY
- STORAGE
- DOWN
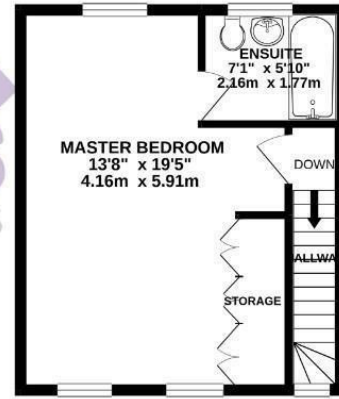
TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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. Made with Metropix ©2021

Map showing Highbury Grove area, Portsmouth. Map data ©2024

Offers In Excess Of £400,000

FOR SALE

Highbury Grove, Portsmouth PO6 2RL

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THE ESTATE AGENTS

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HIGHLIGHTS

- HIGH END FINISH
- FOUR BEDROOMS
- TWO BATHROOMS
- STUNNING OPEN PLAN KITCHEN / DINER
- OFF ROAD PARKING
- UTILITY ROOM
- HIGHBURY ESTATE
- MEDIA WALL
- LOW MAINTENCE REAR GARDEN
- A MUST VIEW

****FOUR BEDROOMS / OFF ROAD PARKING / HIGHBURY ESTATE LOCATION****

We are delighted to introduce to the sales market, this beautiful four bedroom mid-terrace property in the highly sought after Highbury Estate.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer and has been finished to a high-end standard.

Entering the property, via porch and front door you are greeted by a welcoming entrance hallway, which also includes the original stained glass windows. The entrance hall has access to the lounge which flooded with natural light from the large bay window and a media wall.

The kitchen is a stunning space, with luxury fitted units, with integrated appliances, which includes a modern induction hob. The kitchen includes double doors onto the garden and an opening into the dining area, creating a wonderful entertaining space. You also have a separate utility area with WC.

The rear garden is a good size, and is very low maintenance, being laid to block paving and artificial lawn.

Moving back into the property and up to the first floor, there are three bedrooms. Completing the first floor is the three-piece bathroom.

The main bedroom occupies the 2nd floor, and is a fantastic master suite, with a separate ensuite and large built in wardrobes.

This wonderful property has all the characteristics of a fantastic family home combining its location, level of finish and having parking, we strongly recommend booking an early viewing to avoid disappointment

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

PROPERTY INFORMATION

LOUNGE
10'11" x 15'3" (3.35 x 4.67)

KITCHEN
17'8" x 12'4" (5.41 x 3.78)

DINING ROOM
12'9" x 9'8" (3.89 x 2.97)

UTILITY ROOM
6'11" x 5'4" (2.13 x 1.63)

WC
5'10" x 3'2" (1.78 x 0.97)

BEDROOM TWO
11'6" x 12'9" (3.53 x 3.89)

BEDROOM THREE
9'6" x 12'9" (2.92 x 3.91)

BEDROOM FOUR
7'10" x 7'8" (2.41 x 2.36)

BATHROOM
5'10" x 6'2" (1.78 x 1.88)

BEDROOM ONE
19'5" x 12'7" (5.92 x 3.86)

ENSUITE
5'10" x 7'1" (1.78 x 2.16)

OUTSIDE FRONT

REAR GARDEN

COUNCIL BAND C

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
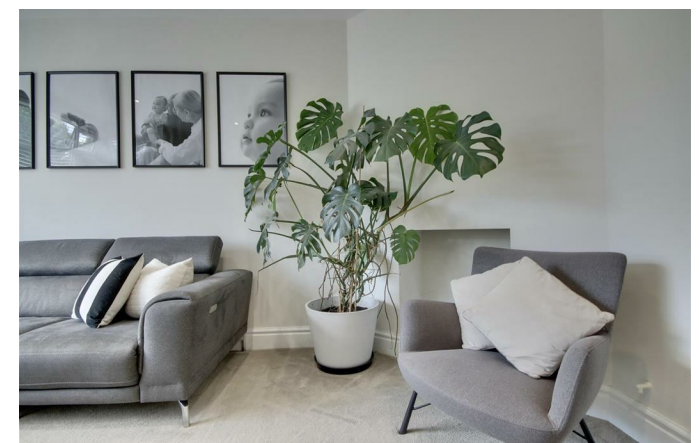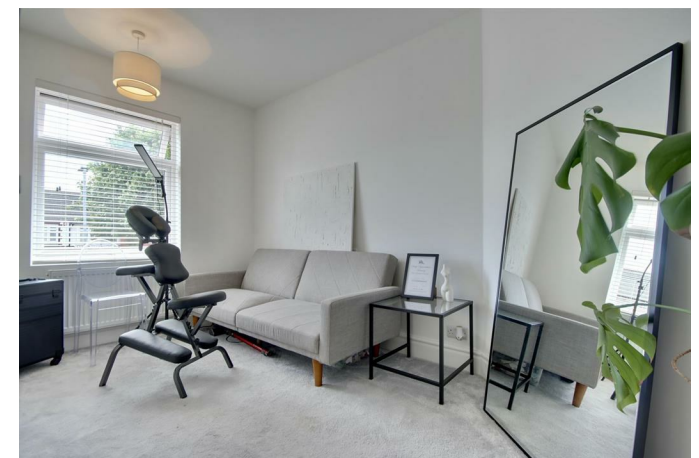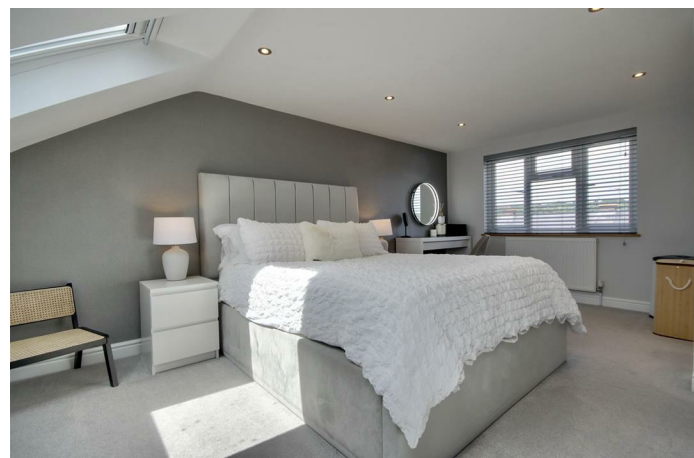
is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS 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.

SOLICITOR/ 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 conveyancer 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.

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