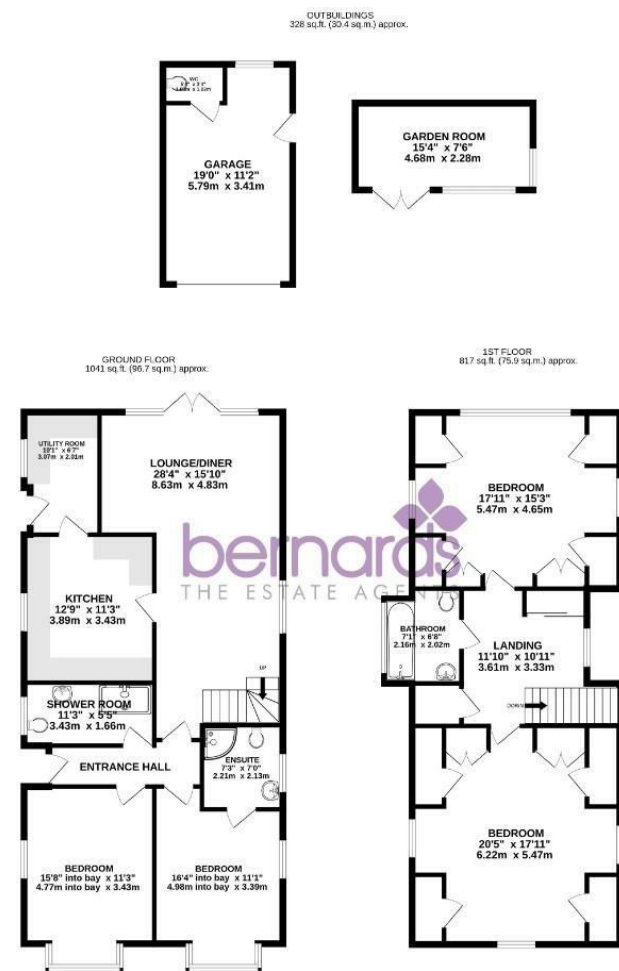


FOR SALE

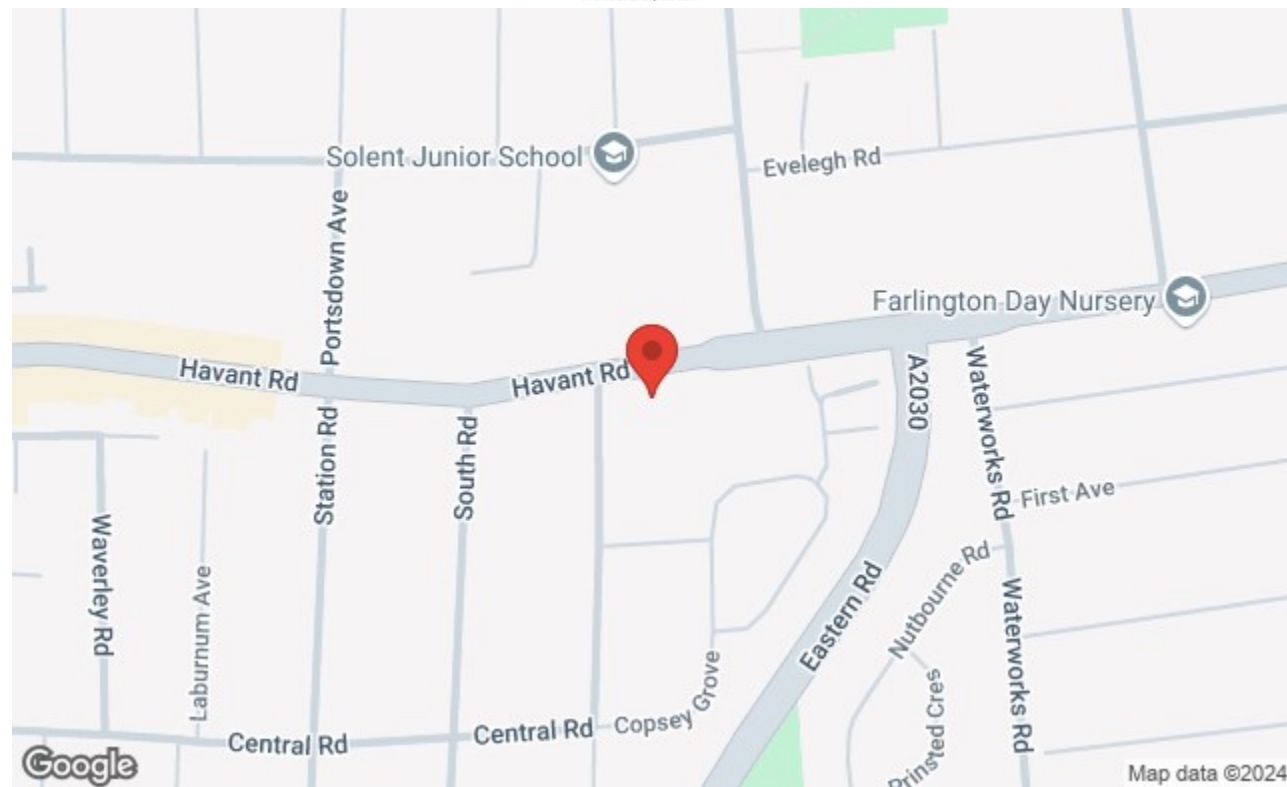
Offers In Excess Of £650,000

Havant Road, Portsmouth PO6 1PG

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 2186 sq.ft. (203.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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 62024.



4 bedrooms, 3 bathrooms, 2 reception rooms

HIGHLIGHTS

- ❖ DETACHED CHALET BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ NO FORWARD CHAIN
- ❖ DRIVE AND GARAGE
- ❖ OPEN PLAN LOUNGE / DINER
- ❖ FITTED KITCHEN WITH UTILITY ROOM
- ❖ THREE BATHROOMS
- ❖ SWIMMING POOL
- ❖ SOLAR PANELS
- ❖ LARGE SOUTH FACING REAR GARDEN

Welcome to this stunning property located on Havant Road in the charming area of Drayton, Portsmouth. This delightful house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

With four generously sized bedrooms and three bathrooms, this property offers ample space for a growing family or those who enjoy having guests over. The open plan lounge and dining room provide a seamless flow throughout the ground floor, creating a warm and inviting atmosphere.

One of the highlights of this property is the swimming pool, perfect for enjoying a refreshing dip on a hot summer's day. The large south-facing rear garden is ideal for outdoor gatherings, gardening enthusiasts, or simply basking in the sun.

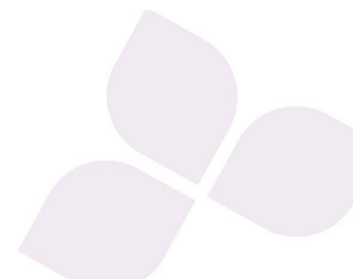
In addition to the swimming pool and garden, this

property also features off-road parking, a garage, and outbuildings, providing plenty of storage space for your belongings or even a workshop for DIY projects.

The fitted kitchen is a chef's dream, offering a functional space to prepare delicious meals for your loved ones. And the best part? This property comes with no forward chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this wonderful house in Drayton, Portsmouth. Book a viewing today and envision the endless possibilities 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

**KITCHEN**  
12'9" x 11'3" (3.89 x 3.43)

**UTILITY ROOM**

**LOUNGE / DINER**  
28'3" x 15'10" (8.63 x 4.83)

**SHOWER ROOM**  
11'3" x 5'5" (3.43 x 1.66)

**BEDROOM FOUR**  
15'7" into bay x 11'3" (4.77 into bay x 3.43)

**BEDROOM THREE**  
16'4" x into bay x 11'1" (4.98 x into bay x 3.39)

**ENSUITE**  
7'3" x 6'11" (2.21 x 2.13)

**BEDROOM TWO**  
17'11" 15'3" (5.47 4.65)

**BATHROOM**  
7'1" x 8'7" (2.16 x 2.62)

**BEDROOM ONE**  
20'4" x 17'11" (6.22 x 5.47)

**GARAGE**  
18'11" x 11'2" (5.79 x 3.41)

**OUTBUILDINGS / GARDEN ROOM**  
15'4" x 7'5" (4.68 x 2.28)

## 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.



Energy Efficiency Rating	
Current	Potential
88	89

Very energy efficient - lower running costs  
(82 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

EU Directive 2002/91/EC  
England & Wales



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