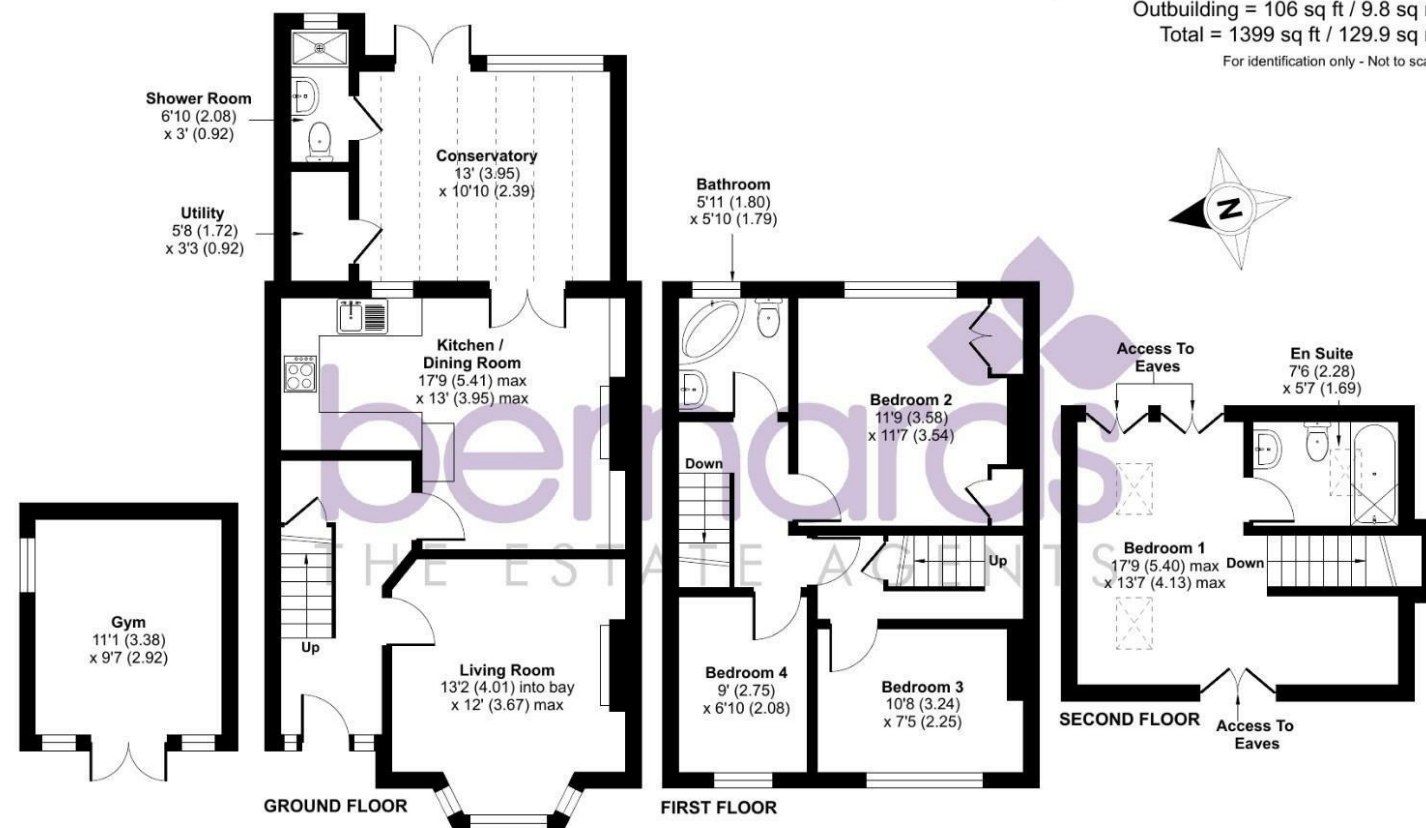
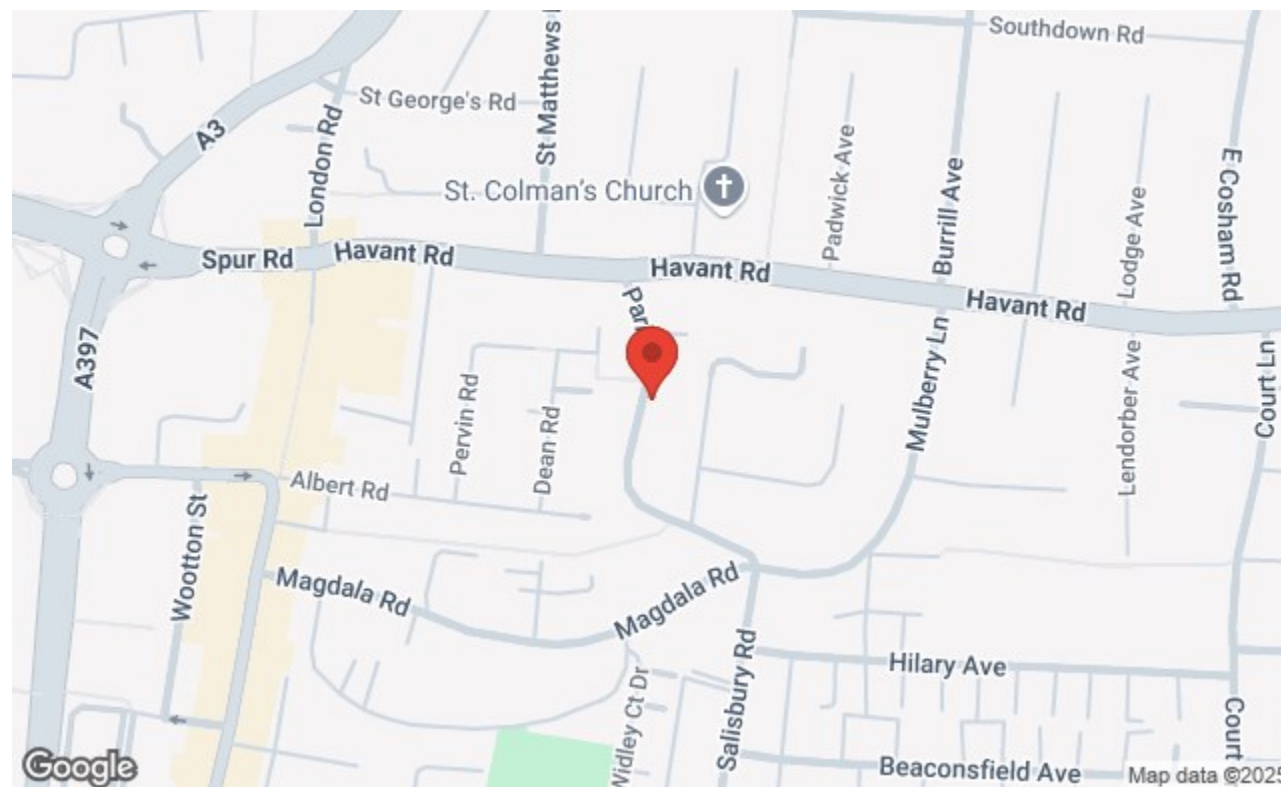


## Park Lane, Cosham, Portsmouth, PO6

Approximate Area = 1293 sq ft / 120.1 sq m  
Outbuilding = 106 sq ft / 9.8 sq m  
Total = 1399 sq ft / 129.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1248291



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



Offers In Excess Of £375,000

Park Lane, Portsmouth PO6 2QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ THREE STOREYS
- ❖ KITCHEN/DINER
- ❖ CONSERVATORY
- ❖ SHOWER ROOM WITH W.C.
- ❖ UTILITY ROOM
- ❖ GARDEN ROOM/GYM
- ❖ EN-SUITE
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO MAIN LINE TRAIN STATION

Nestled in the desirable area of Park Lane, Cosham, Portsmouth, this charming mid-terrace house offers a perfect blend of space and modern living. With four well-proportioned bedrooms spread across three storeys, this property is ideal for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home is the spacious kitchen diner, which seamlessly flows into a delightful conservatory, perfect for enjoying morning coffee or hosting gatherings with friends and family. The ground floor also features a convenient shower room and a utility area, enhancing the practicality of daily living.

For those who value fitness or leisure, the garden room, currently utilised as a gym, offers a

versatile space that can easily be adapted to suit your lifestyle needs. The outdoor area is a lovely retreat, providing a private garden space for relaxation or outdoor activities.

Parking is a breeze with off-road space for two vehicles, a rare find in this sought-after location. Furthermore, the property is conveniently situated close to Cosham mainline station, ensuring easy access to transport links for commuting or exploring the wider area.

This delightful home combines comfort, convenience, and potential, making it a must-see for anyone looking to settle in this vibrant part of Portsmouth. Don't miss the opportunity to make this wonderful property your own.

Call today to arrange a viewing

02392 728 091

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

13'1" x 12'0" (4.01 x 3.67)

## KITCHEN/DINING ROOM

17'8" x 12'11" (5.41 x 3.95)

## CONSERVATORY

12'11" x 7'10" (3.95 x 2.39)

## UTILITY ROOM

5'7" x 3'0" (1.72 x 0.92)

## SHOWER ROOM

6'9" x 3'0" (2.08 x 0.92)

## LANDING

## BEDROOM 2

11'8" x 11'7" (3.58 x 3.54)

## BEDROOM 3

10'7" x 7'4" (3.24 x 2.25)

## BEDROOM 4

9'0" x 6'9" (2.75 x 2.08)

## BATHROOM

5'10" x 5'10" (1.80 x 1.79)

## LANDING

## BEDROOM 1

17'8" x 13'6" (5.40 x 4.13)

## EN-SUITE

7'5" x 5'6" (2.28 x 1.69)

## GARDEN ROOM

11'1" x 7'6" (3.38 x 2.29)

## GARDEN

## DRIVEWAY TO FRONT

## 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

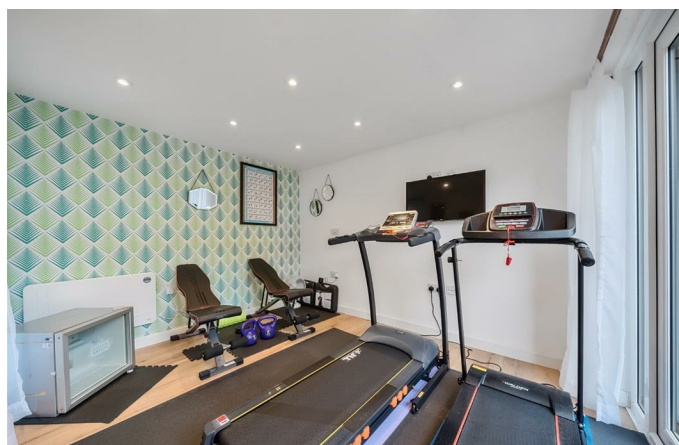
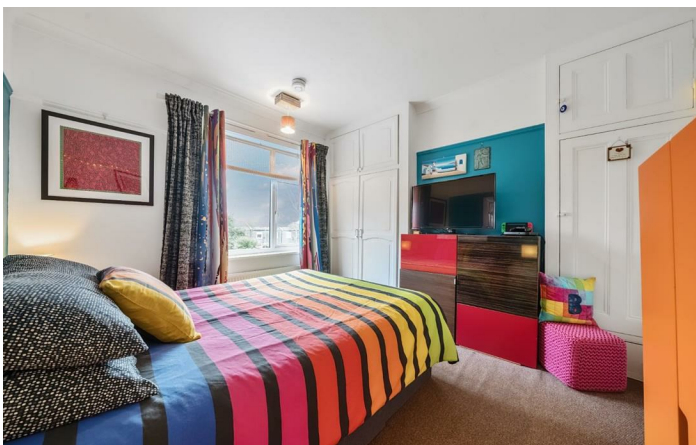
## BERNARDS OFFER CHECK PROCEDURE

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.

**COUNCIL TAX BAND C**  
£1845



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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		



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

