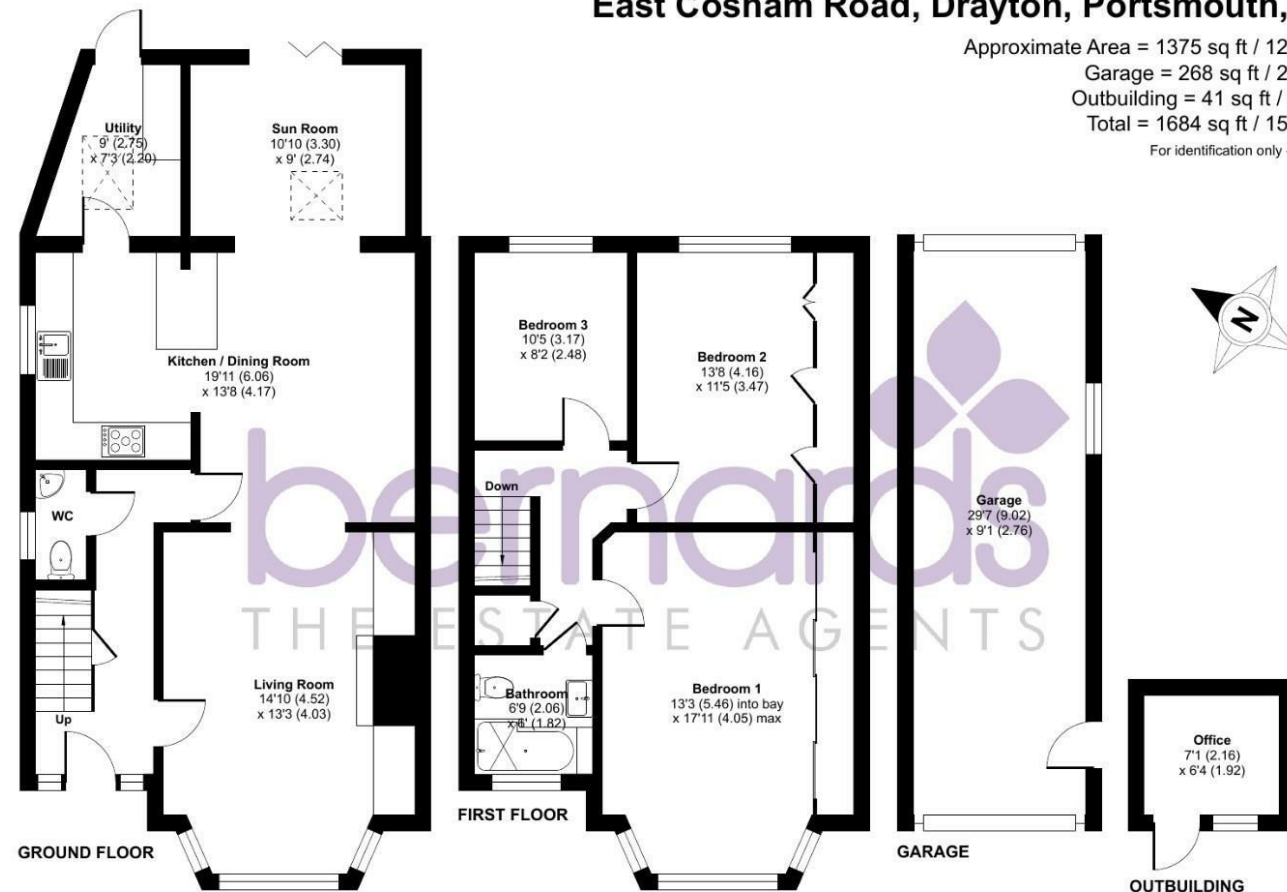


## East Cosham Road, Drayton, Portsmouth, PO6

Approximate Area = 1375 sq ft / 127.7 sq m  
 Garage = 268 sq ft / 24.8 sq m  
 Outbuilding = 41 sq ft / 3.8 sq m  
 Total = 1684 sq ft / 156.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1248439



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



Offers In Excess Of £525,000

East Cosham Road, Portsmouth PO6 2BY

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 THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ OPEN PLAN LIVING
- ❖ THREE DOUBLE BEDROOMS
- ❖ SEMI DETACHED
- ❖ DRIVE / PARKING / GARAGE
- ❖ CIRCA 100FT EAST FACING GARDEN
- ❖ FAMILY BATHROOM
- ❖ MODERN FITTED KITCHEN WITH UTILITY ROOM
- ❖ SUNROOM WITH BI-FOLDING DOORS
- ❖ SOUGHT AFTER LOCATION
- ❖ OFFICE

\*\*\*\*OPEN DAY 1ST MARCH \*\*\*\*

Nestled on East Cosham Road, Drayton this charming house presents an excellent opportunity for families and professionals alike. With three generously sized double bedrooms, this property offers ample space for comfortable living. The family bathroom is well-appointed, and an additional downstairs WC adds convenience for guests and daily use.

The heart of the home is undoubtedly the open-plan modern kitchen diner, which provides a perfect setting for family meals and entertaining friends. The lounge, featuring a delightful bay window, invites natural light and creates a warm, welcoming atmosphere.

Outside, the property boasts an impressive 100ft rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The garden is a fantastic space for children to play or for hosting summer barbecues. Additionally, the property benefits from off-road parking, a garage for secure storage, and a versatile office space, perfect for those who work from home.

A sunroom adds an extra touch of charm, providing a peaceful retreat to relax and unwind. This house is not just a home; it is a lifestyle choice, offering both comfort and practicality in a sought-after location. With its blend of modern amenities and spacious living areas, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful house your new home.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**LOUNGE**  
14'9" x 13'2" (4.52 x 4.03)

**KITCHEN /DINER**  
19'10" x 13'8" (6.06 x 4.17)

**SUN ROOM**  
10'9" x 8'11" (3.30 x 2.74)

**UTILITY ROOM**  
9'0" x 7'2" (2.75 x 2.20)

**WC**

**BEDROOM ONE**  
17'10" x 13'3" into bay (5.46 x 4.05 into bay )

**BEDROOM TWO**  
13'7" x 11'4" (4.16 x 3.47)

**BEDROOM THREE**  
10'4" x 8'1" (3.17 x 2.48)

**BATHROOM**  
5'11" x 6'9" (1.82 x 2.06)

**GARAGE**  
29'7" x 9'0" (9.02 x 2.76)

**OFFICE**  
7'1" x 6'3" (2.16 x 1.92)

## 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
Very energy efficient - lower running costs		
(92 plus) A		82
(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		



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