



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 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.
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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



FOR SALE

Asking Price £375,000

Chatsworth Avenue, Portsmouth PO6 2UJ

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ Highbury Estate Location
- ❖ Close to Mainline Station
- ❖ Four Bedrooms
- ❖ Mid Terrace
- ❖ Three Floors
- ❖ Extended to Rear
- ❖ Kitchen/Breakfast Room
- ❖ Downstairs W.C.
- ❖ Off Road Parking
- ❖ One Not to Be Missed

Nestled on the charming Chatsworth Avenue in Portsmouth, this delightful terraced house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms spread across three floors, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is the spacious kitchen/breakfast room, where you can enjoy leisurely meals with family and friends. Additionally, the property features a convenient downstairs w.c., enhancing the practicality of everyday living.

The family shower room ensure that

morning routines run smoothly, catering to the needs of a busy household. Off-road parking to the front of the property adds to the convenience, making it easy to come and go without the hassle of searching for a space.

Situated close to Cosham mainline station, this home offers excellent transport links, making it an ideal choice for commuters. With local amenities and parks nearby, you will find everything you need within easy reach.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to make this charming house your new home.

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



PROPERTY INFORMATION

- PORCH
- ENTRANCE HALL
- LOUNGE
15'5" x 11'3" (4.72 x 3.43)
- DINING ROOM
14'6" x 12'7" (4.42 x 3.84)
- KITCHEN/BREAKFAST ROOM
22'2" x 9'8" (6.78 x 2.97)
- W.C.
- LANDING
- BEDROOM 2
12'5" x 11'8" (3.81 x 3.56)
- BEDROOM 3
12'11" x 9'8" (3.96 x 2.95)
- BEDROOM 4
8'0" x 7'10" (2.46 x 2.41)
- BATHROOM
6'7" x 6'0" (2.03 x 1.83)
- LANDING
- BEDROOM 1
14'10" x 13'8" (4.53 x 4.17)
- GARDEN
- PARKING 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		
(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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