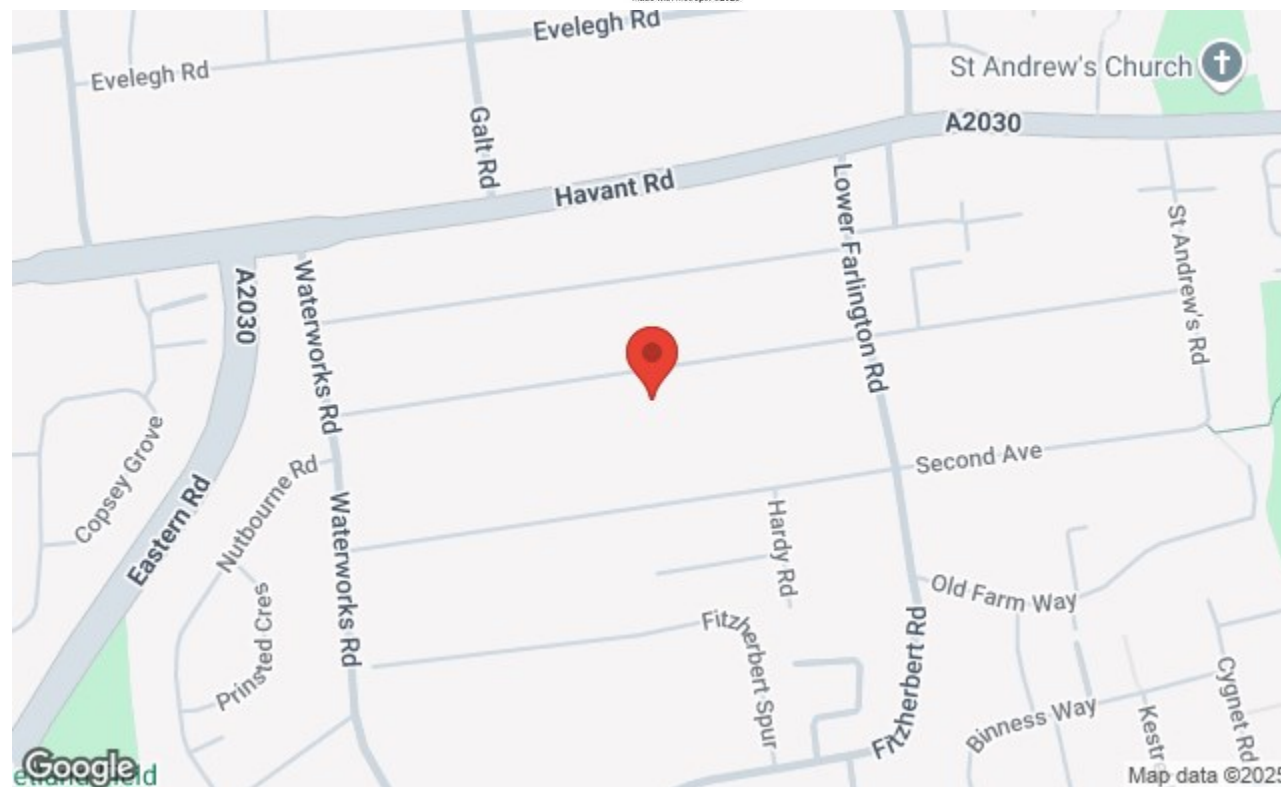


TOTAL FLOOR AREA: 1901 sq.ft. (176.6 sq.m.) approx.

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 ©2025



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



Offers In Excess Of £625,000

First Avenue, Portsmouth PO6 1JN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOM
- ❖ DETACHED
- ❖ OPEN PLAN LIVING
- ❖ SNUG
- ❖ UTILITY ROOM
- ❖ EN-SUITE
- ❖ DRESSING ROOM
- ❖ WALK IN WARDROBE
- ❖ OUTBUILDING
- ❖ GARAGE AND PARKING

We are proud to present this exceptional home on First Avenue in Farlington. This fully refurbished and extended bungalow presents an exceptional opportunity for families seeking a spacious and versatile home. Spanning an impressive 1,901 square feet, the property boasts a well-thought-out layout that currently features four generously sized bedrooms, with the potential to create a fifth bedroom or annex, thanks to convenient side access and nearby amenities.

Upon entering, you will be greeted by an expansive entrance hall. For living space, there is two inviting reception rooms, perfect for both relaxation and entertaining. The sociable kitchen/diner serves as the heart of the home, providing an ideal space for family gatherings and culinary delights. The property also includes two modern bathrooms and a w.c ensuring comfort and convenience for all residents.

Outside, the large driveway accommodates parking for up to four vehicles, complete with an electric vehicle charging point, catering to the needs of modern living. The garden area is a delightful addition, featuring a cabin and outbuilding that offer exciting possibilities for a summerhouse or bar, making it a perfect retreat for leisure and enjoyment.

This property is perfectly suited for large families, providing ample space and flexibility to adapt to your lifestyle. With its prime location and thoughtful design, this bungalow is a rare find in the Farlington area, promising a wonderful living experience for its new owners. Do not miss the chance to make this remarkable home your own.

Call today to arrange a viewing  
02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

**KITCHEN/LOUNGE/DINER**  
24'11" x 22'10" (7.62 x 6.96)

**UTILITY ROOM**  
6'9" x 6'9" (2.06 x 2.08)

**SNUG**  
13'1" x 11'4" (4.01 x 3.46)

**W.C.**  
7'8" x 4'11" (2.35 x 1.50)

**BEDROOM 1**  
12'6" x 11'10" (3.83 x 3.61)

**EN-SUITE**  
8'5" x 8'0" (2.58 x 2.44)

**WALK IN WARDROBE**  
**DRESSING ROOM**

**BEDROOM 2**  
11'8" x 8'2" (3.57 x 2.49)

**BEDROOM 3**  
11'8" x 8'2" (3.57 x 2.49)

**BEDROOM 4**  
10'9" x 7'7" (3.30 x 2.33)

**GARAGE/STORE**  
11'7" x 10'9" (3.54 x 3.28)

**BATHROOM**  
7'8" x 3'11" (2.36 x 1.20)

**OUTBUILDING**  
25'4" x 11'2" (7.74 x 3.42)

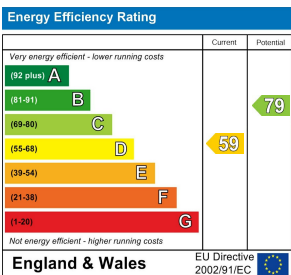
**PARKING TO FRONT**  
**COUNCIL TAX BAND D**  
£2075

**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

**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.

**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.



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

