



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



FOR SALE

Offers In Excess Of £1,100,000

Beverley Grove, Drayton PO6 1BP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ FIVE DOUBLE BEDROOMS
- ❖ ONE OF TWO ON PRIVATE ROAD
- ❖ LARGE DRIVEWAY
- ❖ INTEGRAL GARAGE
- ❖ SUBSTANTIALLY EXTENDED
- ❖ LARGE MASTER BEDROOM ENSUITE
- ❖ ENSUITE AND WALK IN WARDROBE
- ❖ FIVE BALCONIES
- ❖ FAR-STRETCHING VIEWS

REFURBISHED AND EXTENDED FIVE BEDROOM DETACHED HOME ON PRIVATE ROAD

'Beverley Hill House' is a beautiful, bespoke detached property which sits proudly on a private road the slopes of Portsdown Hill with breath-taking, panoramic views towards Langstone Harbour Nature Reserve, Hayling Island, the City of Portsmouth, with Chichester Cathedral and Isle of Wight in the distance.

The property has been professionally reconfigured and extended to provide 2800 sq ft of internal living space, now arranged over two primary floors. The internal accommodation is accompanied by generous wrap around exterior space, with a large driveway leading to the integral garage along with a large rear garden, directly overlooking fields to the rear.

The property's main rooms all benefit from a south/easterly facing aspect with the emphasis on the panoramic views and bestowed by the windows and french doors throughout.

The internal accommodation comprises of a large lobby area, study/office, cloakroom, lounge, conservatory, fully fitted kitchen and utility room. Moving upstairs, the property sees five double bedrooms, with the master bedroom

measuring over 22ft, enjoying two balconies, a walk in wardrobe and a stunning ensuite bathroom, which also boasts stunning views.

Bedroom two also benefits from an ensuite shower room, with bedroom three, enjoying a large south facing balcony, bringing the total number of balconies in the home to five. With four of the five bedrooms benefiting from built in storage, having to purchase free-standing wardrobes wont be necessary

The property is ideally suited for those looking for commutable road or rail links with the A3(M) and M27 all within easy distance and trains to London Waterloo from Havant railway station being only a short drive away.

The property falls within the catchment of both Solent and Springfield Schools, so early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer

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



PROPERTY INFORMATION

ENTRANCE LOBBY
13'10" x 14'7" (4.22m x 4.45m)

KITCHEN/DINER
11'11" x 24'4" (3.63m x 7.42m)

LOUNGE
18'8" x 12'11" (5.69m x 3.94m)

CONSERVATORY
17'8" x 9'10" (5.38m x 3.00m)

UTILITY ROOM
12'10" x 6'10" (3.91m x 2.08m)

STUDY
12'11" x 10'7" (3.94m x 3.23m)

BEDROOM ONE
22'5" x 12'1" (6.83m x 3.68m)

ENSUITE
11'11" x 9'10" (3.63m x 3.00m)

BEDROOM TWO
14'8" x 14'6" (4.47m x 4.42m)

ENSUITE
9'8" x 2'11" (2.95m x 0.89m)

BEDROOM THREE
13' x 11'11" (3.96m x 3.63m)

BEDROOM FOUR
10'4" x 11'7" (3.15m x 3.53m)

BEDROOM FIVE
10'4" x 10'5" (3.15m x 3.18m)

FAMILY BATHROOM
7'1" x 9'4" (2.16m x 2.84m)

ANTI-MONEY LAUNDERING (AML)
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 MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is

competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND F
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.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
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		
(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	71	78
England & Wales		



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