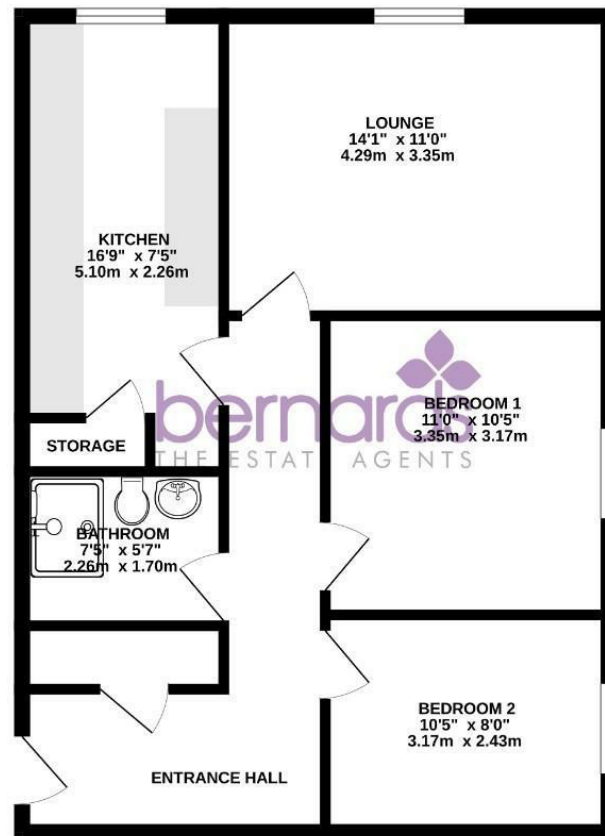
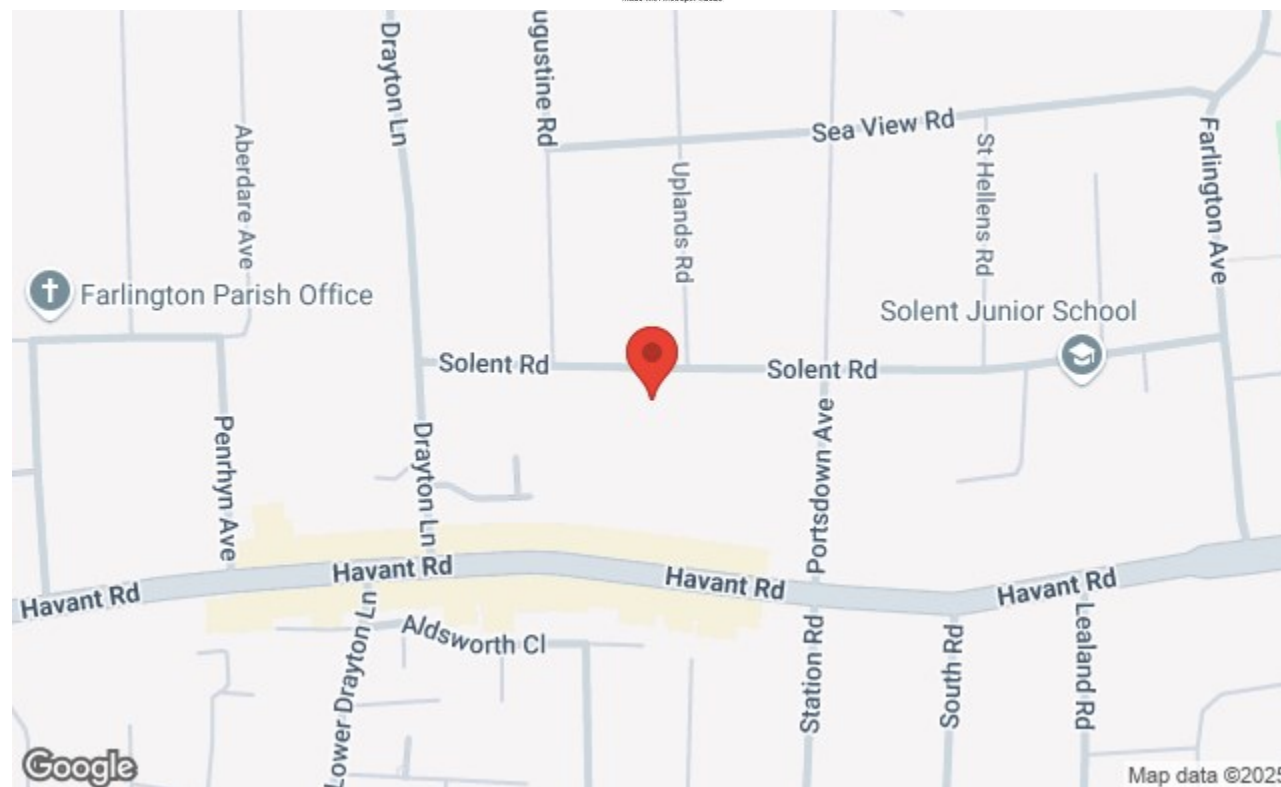


GROUND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA - 646 sq.ft. (60.1 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

£180,000

16 Solent Road, Portsmouth PO6 1HH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ TWO BEDROOMS
- ❖ GROUND FLOOR
- ❖ GARAGE EN-BLOC
- ❖ SHARE OF FREEHOLD
- ❖ CENTRAL DRAYTON LOCATION
- ❖ CLOSE TO LOCAL SHOPS
- ❖ PERFECT FIRST TIME BUY
- ❖ INVESTMENT OPPORTUNITY
- ❖ ONE TO VIEW

Welcome to this charming ground floor flat located on Solent Road in the desirable area of Drayton, Portsmouth. This purpose-built property offers a comfortable and convenient living space, perfect for first-time buyers or those looking to downsize.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is inviting and serves as a wonderful area for entertaining guests or enjoying quiet evenings at home. The layout is practical and functional, ensuring that every corner of the flat is utilised effectively.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and straightforward purchasing process. Additionally, the flat benefits from a share of the freehold, offering you greater control and security over your investment.

For those who require extra storage or parking, the property includes a garage en-bloc, providing a valuable addition to your living experience. The location is also advantageous, with local amenities, parks, and transport links within easy reach, making it an ideal spot for both convenience and leisure.

In summary, this delightful flat on Solent Road presents an excellent opportunity for anyone seeking a well-located, low-maintenance home in Portsmouth. With its appealing features and practical layout, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

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



PROPERTY INFORMATION

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE

14'0" x 10'11" (4.29 x 3.35)

KITCHEN

16'8" x 7'4" (5.10 x 2.26)

BEDROOM 1

10'11" x 10'4" (3.35 x 3.17)

BEDROOM 2

10'4" x 7'11" (3.17 x 2.43)

BATHROOM

7'4" x 5'6" (2.26 x 1.70)

GARAGE EN-BLOC

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.

COUNCIL TAX BAND B
£1696



| 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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