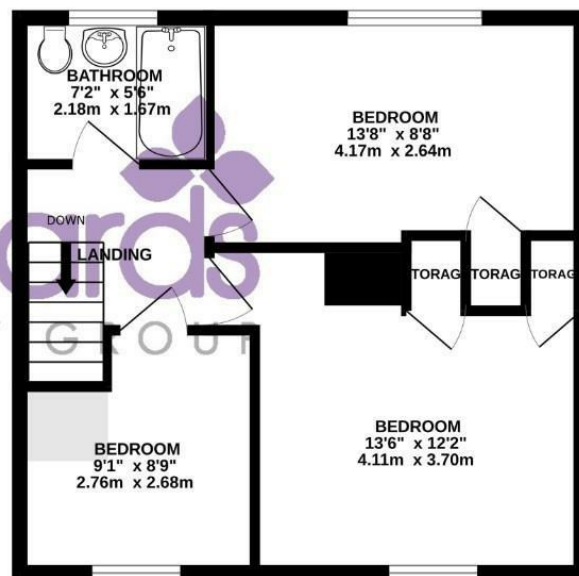


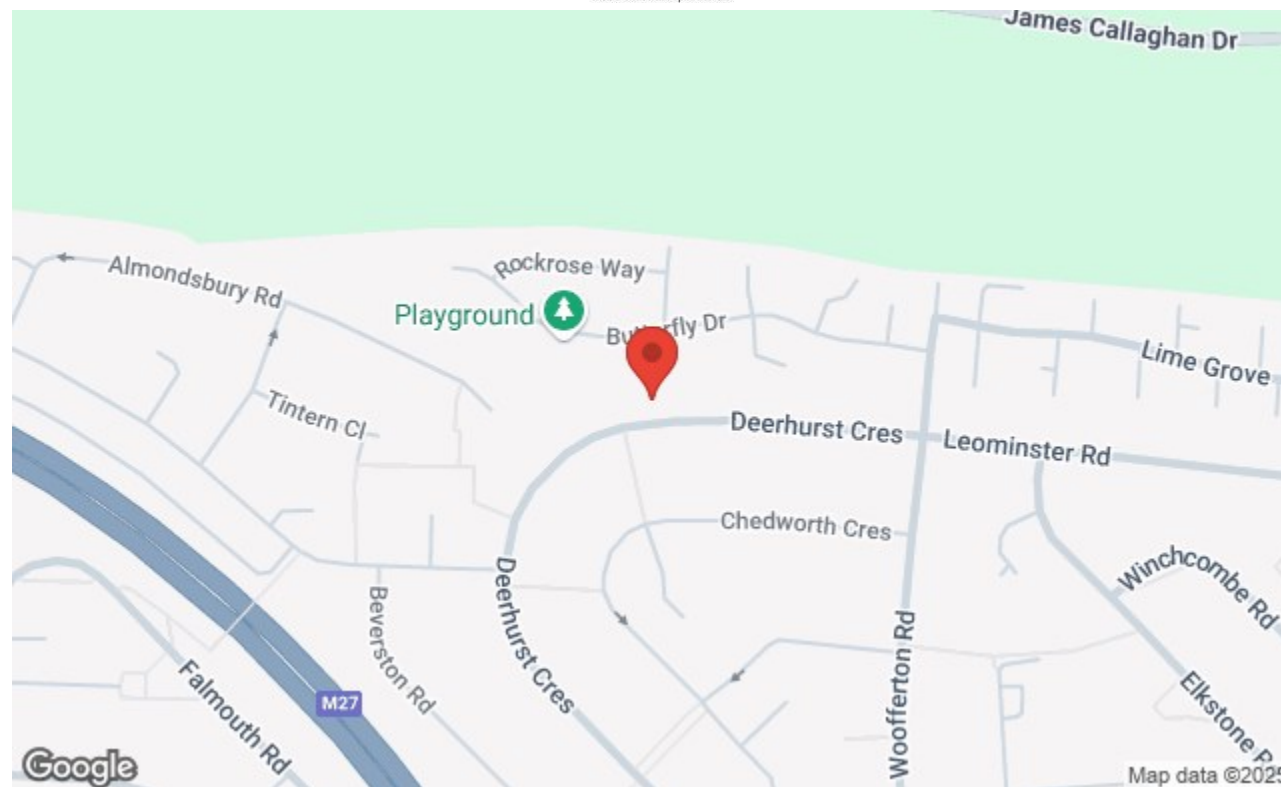
GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 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



Asking Price £240,000

Deerhurst Crescent, Portsmouth PO6 4EJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END OF TERRACE
- ❖ 21FT KITCHEN / BREAKFAST
- ❖ MODERN LOUNGE
- ❖ FAMILY BATHROOM
- ❖ CONSERVATORY
- ❖ STEEL FRAME CONSTRUCTION
- ❖ CLOSE TO HOSPITAL
- ❖ ENCLOSED REAR GARDEN
- ❖ GREAT FOR FIRST TIME BUYERS

Nestled in the charming area of Deerhurst Crescent, Portsmouth, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 981 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The house features three generously sized bedrooms, providing ample space for families or those seeking a home office. Each bedroom is filled with natural light, enhancing the

overall sense of space and tranquillity. The single bathroom is well-appointed, catering to the needs of modern living.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this end-terrace house on Deerhurst Crescent presents a wonderful opportunity for those looking to settle in Portsmouth. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress.

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





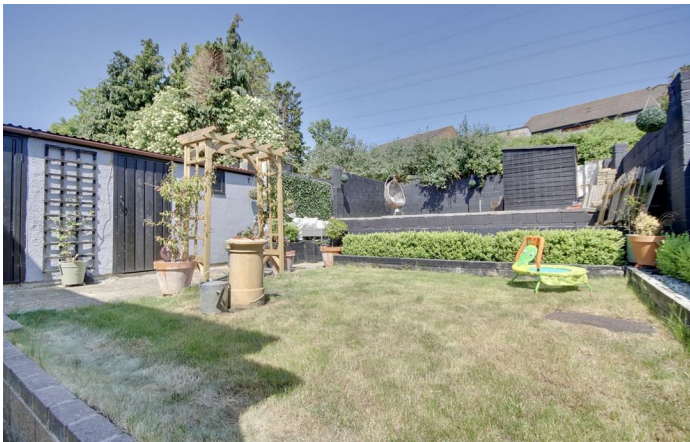
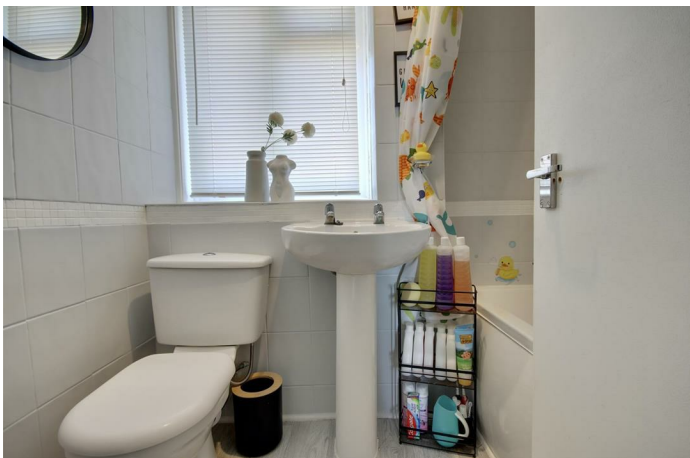
# PROPERTY INFORMATION

- PORCH**
- HALLWAY**
- LOUNGE**  
13'10" x 12'1" (4.24 x 3.70)
- KITCHEN / DINER**  
20'11" x 8'6" (6.40 x 2.61)
- CONSERVATORY**  
16'2" x 6'5" (4.95 x 1.96)
- BEDROOM ONE**  
13'8" x 8'7" (4.17 x 2.64)
- BEDROOM TWO**  
13'5" x 12'1" (4.11 x 3.70)
- BATHROOM**  
7'1" x 5'5" (2.18 x 1.67)
- BEDROOM THREE**  
9'0" x 8'9" (2.76 x 2.68)

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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