

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1297560



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



Asking Price £450,000

Nautilus Drive, Portsmouth PO6 4FF

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 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BUILT IN 2018
- ❖ MODERN FINISH THROUGHOUT
- ❖ OFF ROAD PARKING
- ❖ THREE BEDROOMS
- ❖ GARDEN OFFICE
- ❖ OPEN PLAN KITCHEN / DINER
- ❖ LOUNGE WITH BALCONY
- ❖ TWO BATHROOMS
- ❖ EN-SUITE TO MAIN BEDROOM
- ❖ SOLAR PANELS & EV CHARGING POINT

Nestled in the desirable cul-de-sac of Nautilus Drive, Portsmouth, this nearly new house, built in 2018, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, including a luxurious en-suite bathroom in the main bedroom, this property is ideal for families or those seeking extra space.

The heart of the home is the open-plan kitchen and dining room, which creates a warm and inviting atmosphere for entertaining guests or enjoying family meals. The lounge, complete with a charming balcony, provides a lovely spot to relax and unwind while taking in the views. Additionally, the property boasts two reception rooms, allowing for versatile living arrangements.

With three bathrooms in total, morning routines will be a breeze, ensuring that everyone has their own space. The house also features ample storage options, including a garage, which is

perfect for keeping your belongings organised.

For those with vehicles, the property offers off-road parking for two vehicles, along with an electric vehicle charging point, catering to the needs of modern living. The garden office presents an excellent opportunity for remote work or creative pursuits, providing a quiet space away from the main living areas.

Situated close to the picturesque Portchester shoreline, residents can enjoy leisurely walks and the beauty of the coast. With three years remaining on the NHBC warranty, you can have peace of mind knowing that your investment is protected.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a contemporary home. Don't miss your chance to make this delightful house your new home.

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



PROPERTY INFORMATION

GARAGE / BIKE STORE
10'5" x 4'5" (3.19 x 1.37)

UTILITY/STORAGE
15'8" x 9'9" (4.78 x 2.98)

SHOWER ROOM
10'1" x 3'1" (3.08 x 0.96)

BEDROOM THREE
9'1" x 8'11" (2.78 x 2.72)

LOUNGE
16'2" x 15'4" (4.93 x 4.69)

KITCHEN / DINER
16'2" x 14'2" (4.94 x 4.34)

BEDROOM TWO
14'0" x 10'2" (4.29 x 3.10)

BEDROOM ONE
11'9" x 12'9" (3.6 x 3.91)

EN-SUITE
8'11" x 3'9" (2.74 x 1.15)

BATHROOM
9'6" x 6'3" (2.92 x 1.92)

GARDEN / OFFICE
19'9" x 10'5" (6.03 x 3.20)

ANTI MONEY LAUNDERING

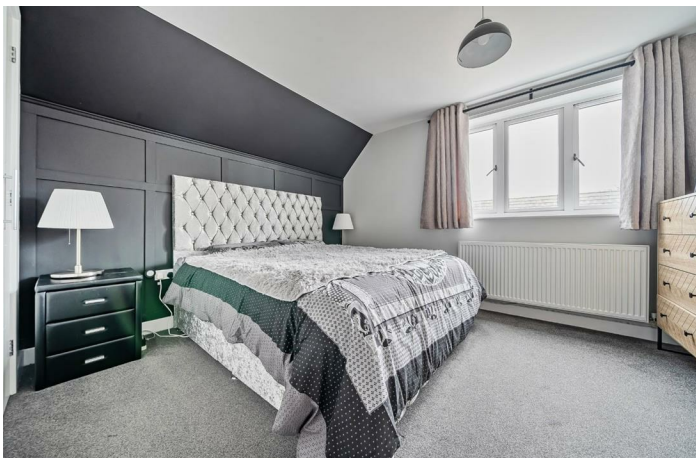
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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) A		94
(81-91) B	82	
(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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