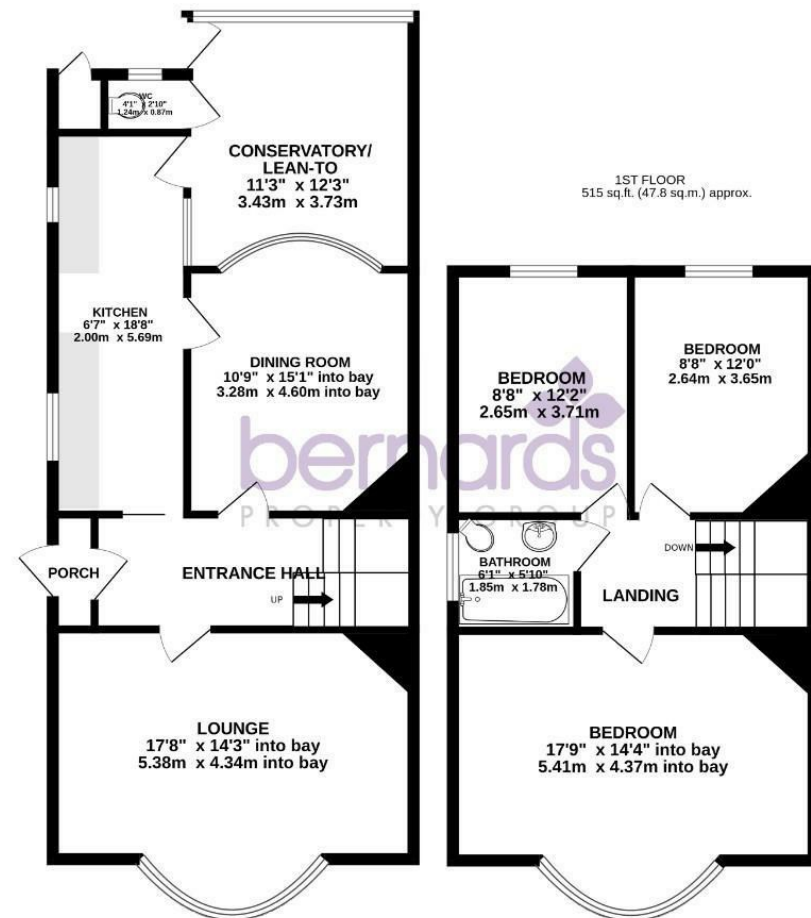
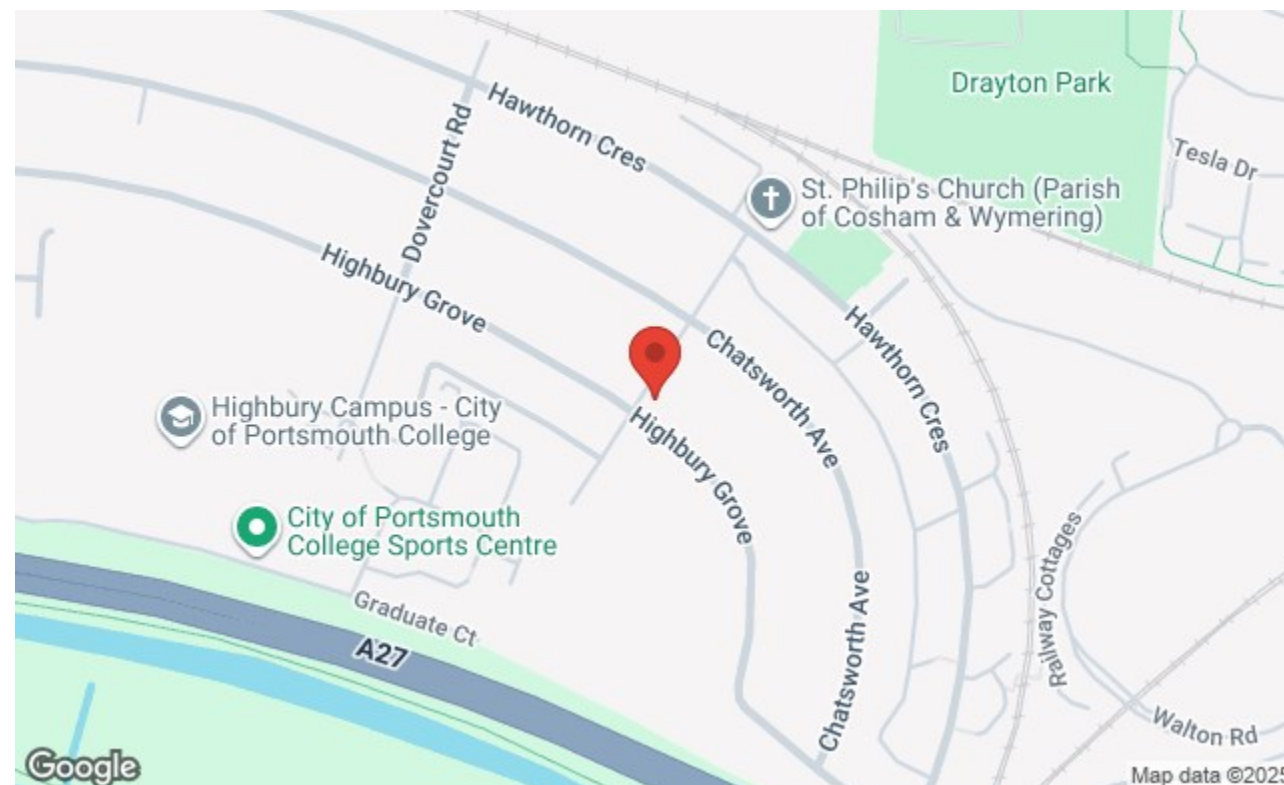


GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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**

Asking Price £250,000

Highbury Grove, Portsmouth PO6 2RW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ CASH BUYERS ONLY
- ❖ NO ONWARD CHAIN
- ❖ Highbury Estate
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ GARDEN
- ❖ DETACHED GARAGE
- ❖ RENOVATION OPPORTUNITY
- ❖ CLOSE TO QUEEN ALEXANDRA HOSPITAL
- ❖ CLOSE TO COSHAM MAINLINE STATION

We are acting in the sale of the above property and have received an offer of £245,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\*CASH BUYERS ONLY\*\***  
Nestled in the desirable Highbury Grove area of Portsmouth, this charming house presents an exciting renovation opportunity for cash buyers. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining.

A notable feature of this home is the conservatory, which invites natural light and provides a lovely space to enjoy the garden views throughout the seasons. Additionally, the property

includes a garage, providing convenient storage or potential for further development.

The location is particularly advantageous, being in close proximity to QA Hospital and Cosham mainline station, making it an excellent choice for commuters and healthcare professionals alike. The surrounding Highbury estate is known for its community spirit and accessibility to local amenities.

With parking available for one vehicle, this house combines practicality with potential. Whether you are looking to create your dream home or invest in a promising project, this property offers a unique canvas to work with. Do not miss the chance to explore the possibilities that await in this Highbury Grove gem.

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





# PROPERTY INFORMATION

**ENTRANCE HALL**  
**LOUNGE**  
17'7" x 14'2" (5.38 x 4.34)

**DINING ROOM**  
10'9" x 15'1" (3.28 x 4.60)

**KITCHEN**  
6'6" x 18'8" (2.00 x 5.69)

**W.C.**  
4'0" x 2'10" (1.24 x 0.87)

**CONSERVATORY**  
11'3" x 12'2" (3.43 x 3.73)

**LANDING**  
**BEDROOM 1**  
17'8" x 14'4" (5.41 x 4.37)

**BEDROOM 2**  
8'8" x 12'2" (2.65 x 3.71)

**BEDROOM 3**  
8'7" x 11'11" (2.64 x 3.65)

**BATHROOM**  
6'0" x 5'10" (1.85 x 1.78)

**GARDEN**  
**GARAGE**

**COUNCIL TAX BAND C**  
£1939

**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		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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