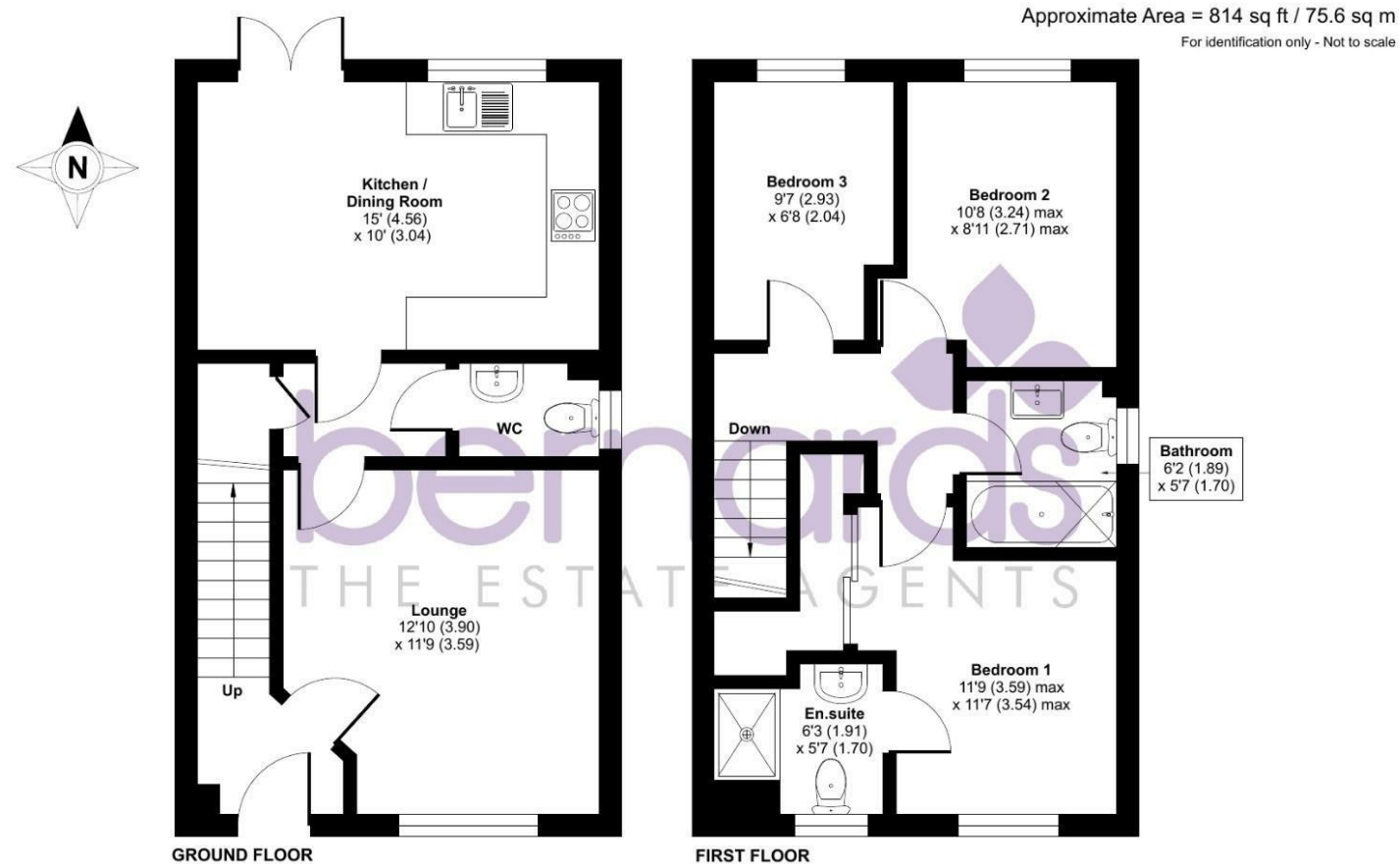
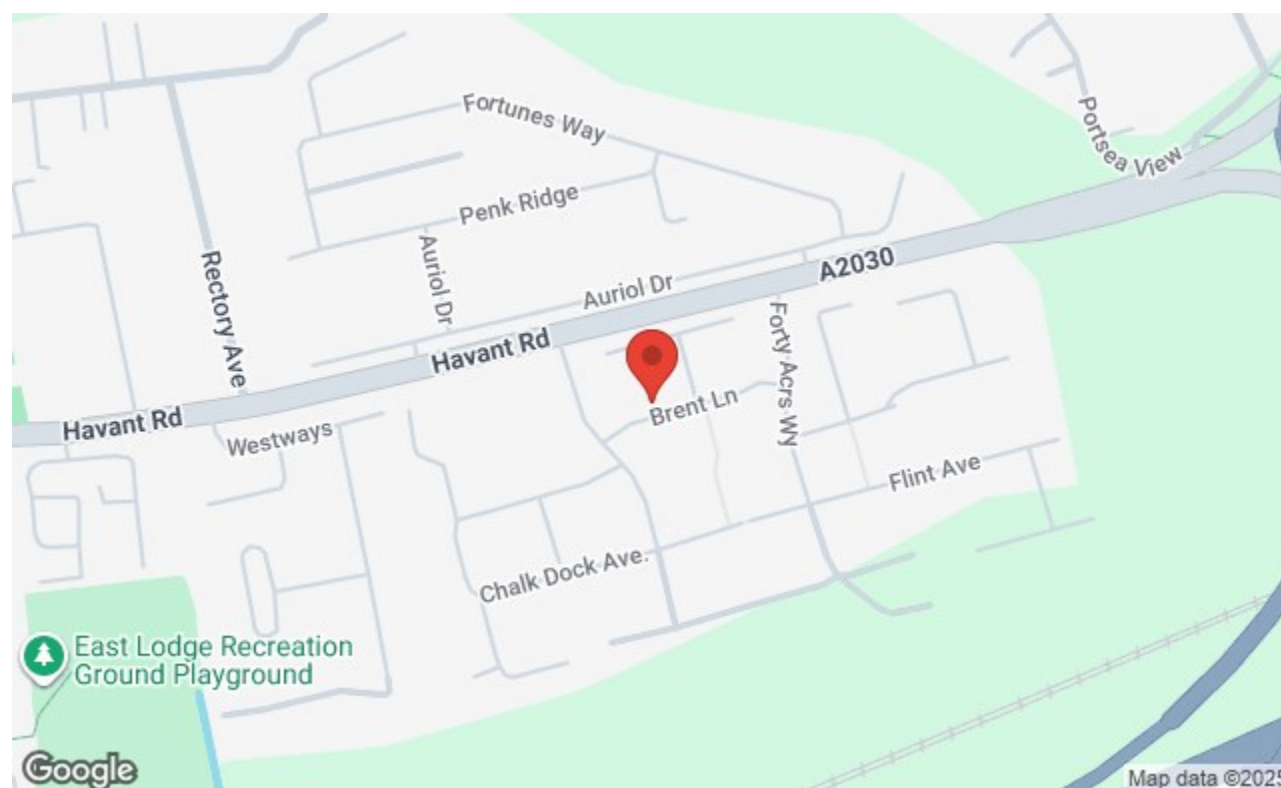




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1365157



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



FOR SALE

Offers In Excess Of £360,000

Brent Lane, Bedhampton PO9 3FE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ DOWNSTAIRS W.C.
- ❖ KITCHEN/DINER
- ❖ EN-SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ MODERN DEVELOPMENT
- ❖ CLOSE TO A3 AND M27
- ❖ A MUST VIEW

Nestled in the charming area of Bedhampton, this delightful three-bedroom semi-detached house on Brent Lane offers a perfect blend of modern living and convenience. As part of a new development, this property boasts contemporary design and finishes, making it an ideal choice for families or professionals seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen diner, which offers ample space for family meals and gatherings. This area is designed to be both functional and stylish, catering to the needs of modern living.

The property features three generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom, providing a private

sanctuary for the homeowners. The additional bedrooms are versatile and can be adapted to suit various needs, whether as children's rooms, guest spaces, or home offices.

Outside, the property offers off-road parking for two cars, a valuable asset in this sought-after location. The proximity to transport links ensures easy access to nearby amenities and the wider area, making commuting a breeze.

In summary, this semi-detached house in Bedhampton presents an excellent opportunity for those looking for a contemporary home in a convenient location. With its modern features, spacious layout, and off-road parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

12'9" x 11'9" (3.90 x 3.59)

KITCHEN/DINER

14'11" x 9'11" (4.56 x 3.04)

W.C.

LANDING

BEDROOM 1

11'9" x 11'7" (3.59 x 3.54)

EN-SUITE

6'3" x 5'6" (1.91 x 1.70)

BEDROOM 2

10'7" x 8'10" (3.24 x 2.71)

BEDROOM 3

9'7" x 6'8" (2.93 x 2.04)

BATHROOM

6'2" x 5'6" (1.89 x 1.70)

GARDEN

PARKING FOR TWO CARS

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.

COUNCIL TAX BAND D (HAVANT)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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