

£525,000
26 Bernard Avenue
Portsmouth, PO6 2JP

PROPERTY SUMMARY

Nestled in a peaceful cul-de-sac on Bernard Avenue, Drayton, this impressive four-bedroom detached home offers a versatile layout and generously sized rooms. The ground floor features a flexible office/fourth bedroom, an additional room currently used as a gym, a convenient utility room, and a kitchen/diner perfect for entertaining. The spacious lounge opens into a bright conservatory, and a downstairs WC adds to the practicality. Ascending to the first floor, you'll find three bright and airy bedrooms and a well-appointed family bathroom with a four-piece suite. Outside, the sizeable rear garden boasts a large patio seating area, ideal for relaxing or hosting guests, while off-road parking at the front ensures convenience. To arrange a viewing, contact our Drayton Office today!





FRONT Off road parking, side access to garden.

HALLWAY

OFFICE/BEDROOM FOUR 11' 2" x 7' 9" (3.4m x 2.36m)

GYM 12' 4" x 8' 4" (3.76m x 2.54m)

UTILITY ROOM

WC

KITCHEN 16' 0" x 10' 7" (4.88m x 3.23m)

LOUNGE 15' 8" x 12' 0" (4.78m x 3.66m)

CONSERVATORY 11' 7" x 11' 0" (3.53m x 3.35m)

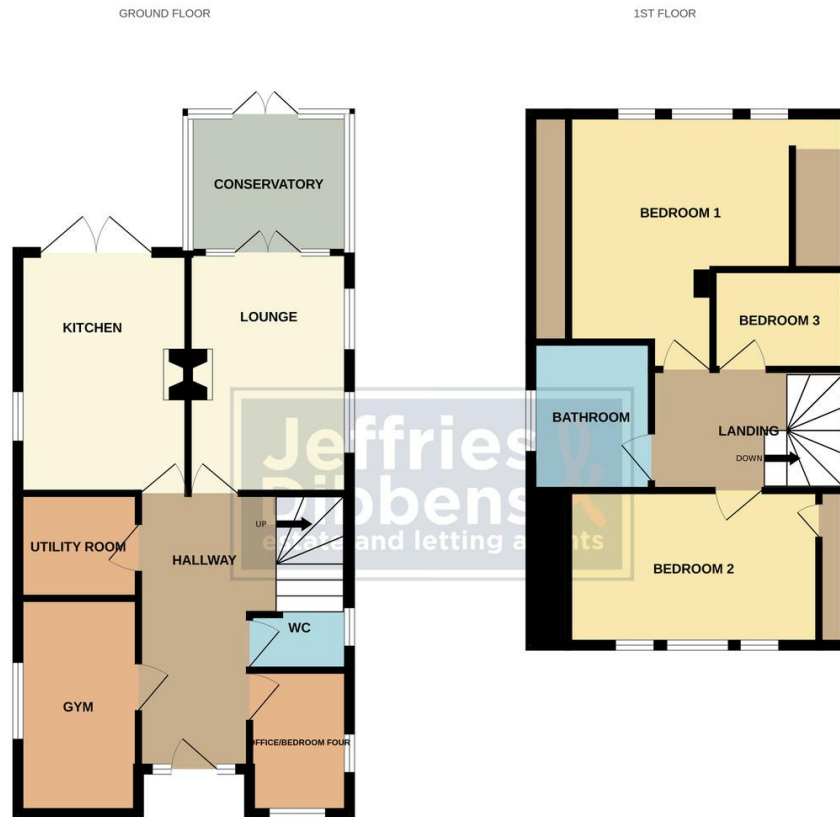
LANDING

BEDROOM ONE 13' 2 max" x 11' 4" (4.01m x 3.45m) Access to walk in wardrobe/dressing area.

BEDROOM TWO 14' 8" x 11' 3" (4.47m x 3.43m)

BEDROOM THREE 9' 4" x 6' 7" (2.84m x 2.01m)

REAR GARDEN



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.
Made with Metropix ©2025

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk