

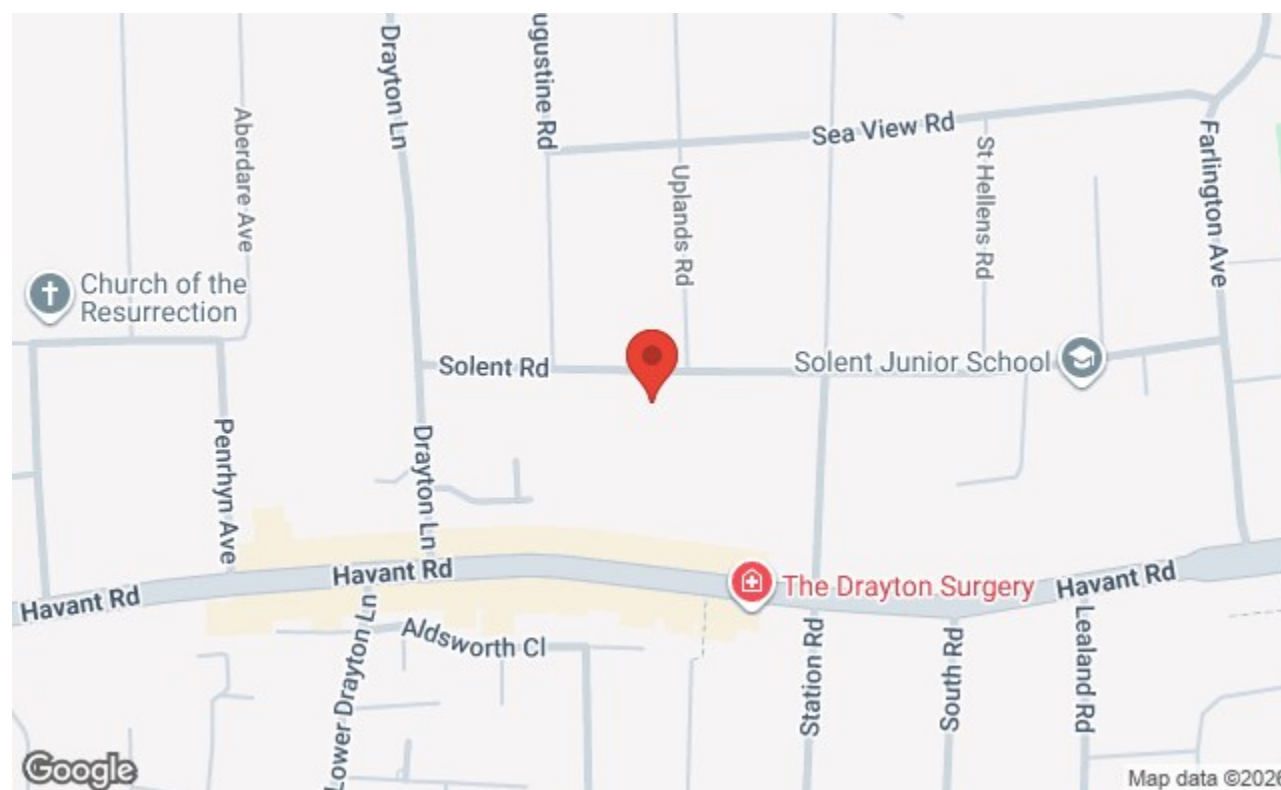


## Solent Road, Drayton, Portsmouth, PO6

Approximate Area = 676 sq ft / 62.8 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 824 sq ft / 76.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1503039



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



Asking Price £190,000

Hillside Court, Drayton PO6 1HH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SHARE OF FREEHOLD
- ❖ GROUND FLOOR
- ❖ GARAGE IN BLOCK
- ❖ TWO DOUBLE BEDROOMS
- ❖ GALLEY KITCHEN
- ❖ SIZEABLE LOUNGE
- ❖ SHOWER ROOM
- ❖ CENTRAL DRAYTON LOCALITY
- ❖ GREAT FIRST TIME BUY
- ❖ INVESTMENT OPPORTUNITY

Welcome to this charming two-bedroom ground floor flat located in the desirable Hillside Court on Solent Road, Drayton. This purpose-built flat offers a comfortable and convenient living space, perfect for individuals or couples seeking a peaceful retreat.

As you enter the property, you are greeted by a welcoming reception room that provides ample space for both relaxation and dining. The lounge is bright and airy, making it an ideal spot for entertaining guests or enjoying a quiet evening at home. The layout allows for a dining table, ensuring that mealtimes can be enjoyed in a pleasant setting.

The flat features a well-appointed kitchen, which is functional and equipped for all your culinary needs. Adjacent to the kitchen, you will find a modern shower room, designed for both comfort and practicality.

This property boasts two bedrooms, providing flexibility for use as a guest room, home office, or additional storage space. The flat also benefits from a garage en bloc, offering secure parking and extra storage options.

One of the standout features of this property is the share of freehold, which provides a sense of ownership and stability. Living in Hillside Court means you are part of a well-maintained community, with easy access to local amenities and transport links.

In summary, this delightful flat in Drayton presents an excellent opportunity for those looking for a comfortable home with the added benefits of a garage and a share of freehold. Do not miss the chance to make this lovely property your own.

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



# PROPERTY INFORMATION

## COMMUNAL ENTRANCE

## ENTRANCE HALL

## LOUNGE

13'11" x 10'11" (4.26 x 3.33)

## KITCHEN

16'6" x 7'4" (5.05 x 2.24)

## BEDROOM ONE

10'11" x 10'5" (3.33 x 3.19)

## BEDROOM TWO

10'4" x 7'10" (3.17 x 2.41)

## SHOWER ROOM

7'5" x 5'5" (2.28 x 1.66)

## GARAGE IN BLOCK

17'8" x 8'2" (5.40 x 2.51)

## 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

The local authority is Portsmouth borough council. BAND : B YEARLY £1696



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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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