

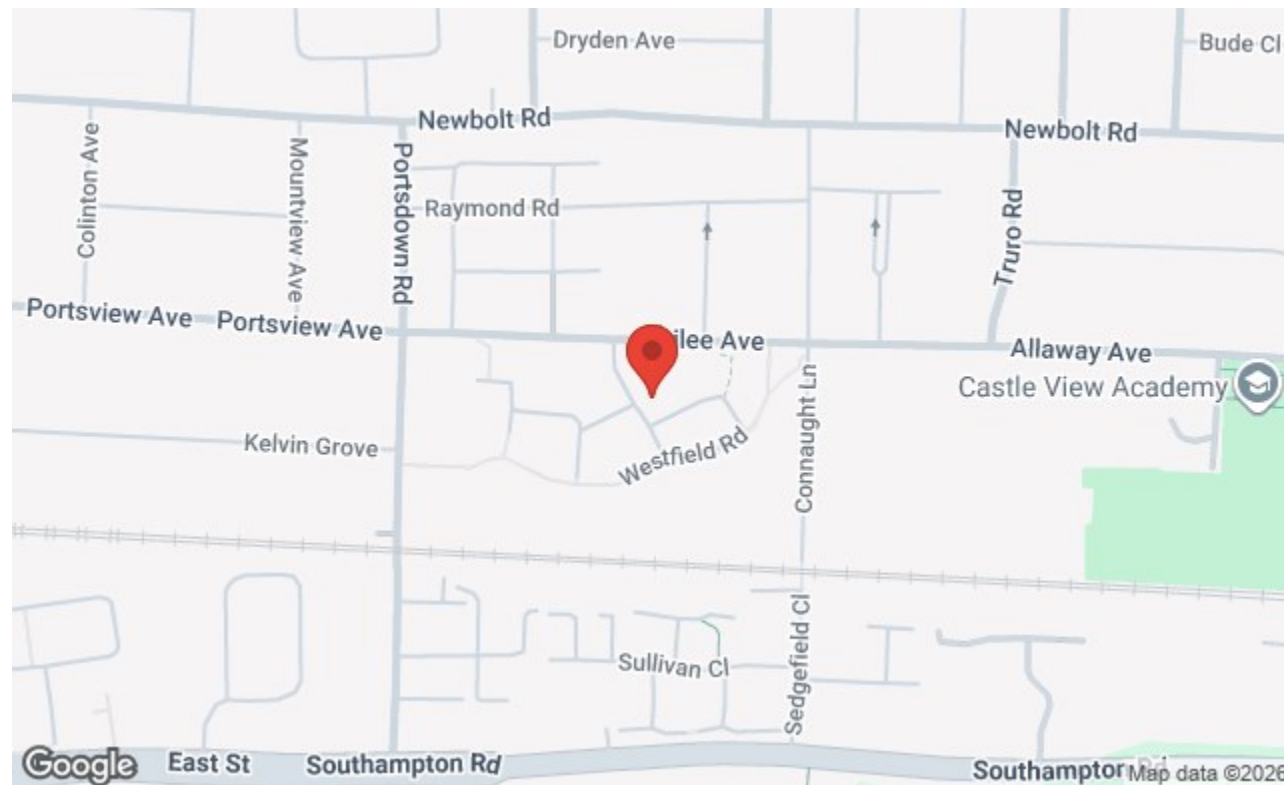


Saxon Shore Road, Portsmouth, PO6

Approximate Area = 1062 sq ft / 98.6 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1244 sq ft / 115.4 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: 1450470



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



Offers Over £325,000

Saxon Shore Road, Portsmouth PO6 4QF



HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED HOME
- BONUS LOFT ROOM (NO BUILDING REGS)
- APPROX. 1,244 SQ FT TOTAL SPACE
- SPACIOUS 15FT+ LIVING / DINING ROOM
- SEPARATE FRONT-ASPECT KITCHEN
- DOWNSTAIRS W.C
- GARAGE (APPROX. 18FT) & DRIVEWAY
- POPULAR SAXON SHORE LOCATION
- EXCELLENT VALUE FOR MONEY
- IDEAL FIRST TIME BUY OR UPSIZE PURCHASE

THREE BEDROOM SEMI-DETACHED HOME WITH LOFT ROOM, GARAGE & DRIVEWAY – APPROX. 1,244 SQ FT

Bernards are delighted to bring to the market this excellent-sized three bedroom semi-detached home, ideally positioned within the ever-popular Saxon Shore, PO16 location. Offering approximately 1,244 sq ft of total space, this property represents fantastic value for money with versatile accommodation throughout.

Upon entering, you are welcomed into a central hallway leading through to a bright and spacious living / dining room, measuring over 15ft in width—perfect for both relaxing and entertaining, with direct access out to the rear garden.

The separate kitchen sits to the front of the property, offering a practical layout with ample worktop and storage space. A convenient downstairs W.C completes the ground floor.

To the first floor, the property offers three well-proportioned bedrooms, including two comfortable

doubles and a generous third bedroom, all serviced by a family bathroom.

A key feature of this home is the converted loft room, currently used as the main bedroom, offering impressive additional space along with useful eaves storage. (Please note this room does not have formal building regulation approval and the property is therefore marketed as a three bedroom home).

Externally, the property continues to impress with a sunny rear garden, combining patio and lawn areas—ideal for entertaining or enjoying the warmer months. To the side, there is a garage (approx. 18ft) and driveway parking, adding further practicality and storage options.

Situated in the highly sought-after Saxon Shore area, the property benefits from excellent access to local amenities, reputable schools, transport links and waterside walks—making it a superb all-round purchase for families, first-time buyers or upsizers alike.

Early viewing is strongly advised to appreciate the space and potential on offer.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN
10'2" x 6'10" (3.10m x 2.08m)

LIVING/DINING ROOM
15'3" x 13'9" (4.65m x 4.19m)

LOFT ROOM
15'4" x 15'2" (4.67m x 4.62m)

BEDROOM
13'1" x 8'3" (3.99m x 2.51m)

BEDROOM
10'11" x 8'3" (3.33m x 2.51m)

BEDROOM
10'4" x 8'8" (3.15m x 2.03m)

BATHROOM
9'1" x 6'8" (2.77m x 2.03m)

GARAGE
18'7" x 8'6" (5.66m x 2.59m)

COUNCIL TAX BAND B

TENURE
Freehold

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 MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when

any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
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.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(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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