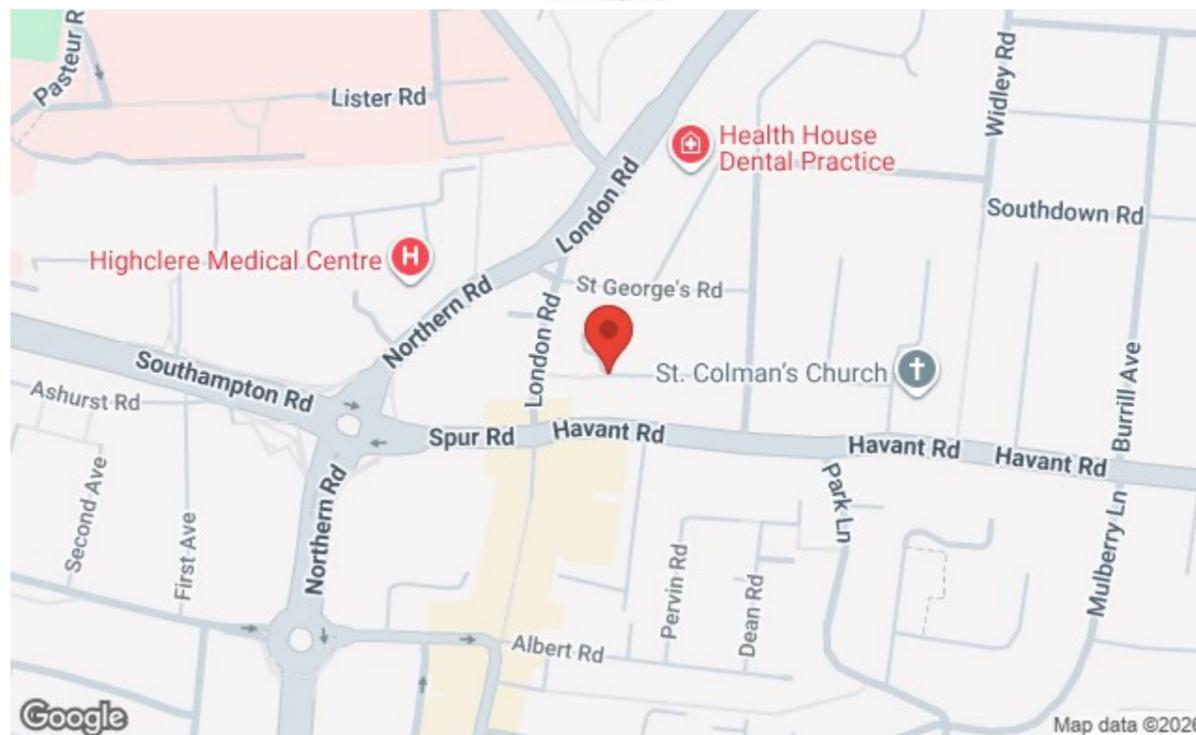


## GROUND FLOOR



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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**FOR SALE**

Offers Over £180,000

Regal Close, Cosham PO6 2EG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ MODERNISED KITCHEN
- ❖ LONG LEASE
- ❖ LARGE LIVING ROOM
- ❖ PRIMARY BEDROOM W/BAY
- ❖ SOUTH FACING BALCONY
- ❖ 1X ALLOCATED PARKING
- ❖ GOOD STORAGE
- ❖ CLOSE TO TOWN CENTRE
- ❖ PERFECT FIRST TIME BUY

Positioned within Tudor Court in Cosham is this charming two-bedroom second floor flat located in the desirable Regal Close. This property boasts a long lease, providing peace of mind for potential buyers and great central town location for amenities.

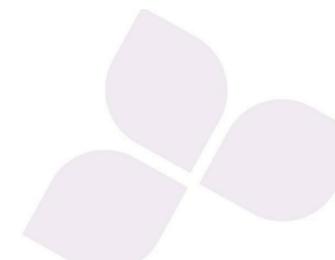
An expansive and light-filled living room is positioned to the rear of the apartment, which features elegant French doors that open onto a south-facing balcony. This delightful outdoor space is perfect for enjoying sunny afternoons or relaxing with a book. The traditional shaker-style kitchen is both functional and stylish, offering an abundance of storage and space for freestanding appliances, making it ideal for those who enjoy cooking and entertaining.

The flat comprises two well-proportioned bedrooms, with the primary bedroom benefiting from a lovely south-facing bay window that allows natural light to flood the room. The family bathroom is conveniently located to service both bedrooms, ensuring comfort and privacy for all occupants.

Additionally, this property includes one allocated parking space, a valuable asset in this bustling area. With its combination of light, space, and modern conveniences, this flat is perfect for first-time buyers, small families, or those looking to downsize.

Do not miss the opportunity to make this delightful flat your new home in Portsmouth.

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



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



# PROPERTY INFORMATION

**LIVING ROOM**  
17'3 x 12'9 (5.26m x 3.89m)

**BALCONY**  
5'00 x 6'9 (1.52m x 2.06m)

**KITCHEN**  
9'10 x 7'9 (3.00m x 2.36m)

**BEDROOM ONE**  
12'8 x 10'9 (3.86m x 3.28m)

**BEDROOM TWO**  
9'11 x 7'4 (3.02m x 2.24m)

**BATHROOM**  
6'7 x 5'10 (2.01m x 1.78m)

**COUNCIL TAX BAND B**

**LEASEHOLD INFORMATION**  
167yrs remaining - Ground Rent £0.00 & Service Charge £156.25 per month

**MORTGAGE SERVICES**  
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

**OFFER CHECK**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

**REMOVALS**  
Also here at Bernards we like to offer our clients the

complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

**SOLICITORS**  
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(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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