

## Hilsea Crescent, Portsmouth, PO2

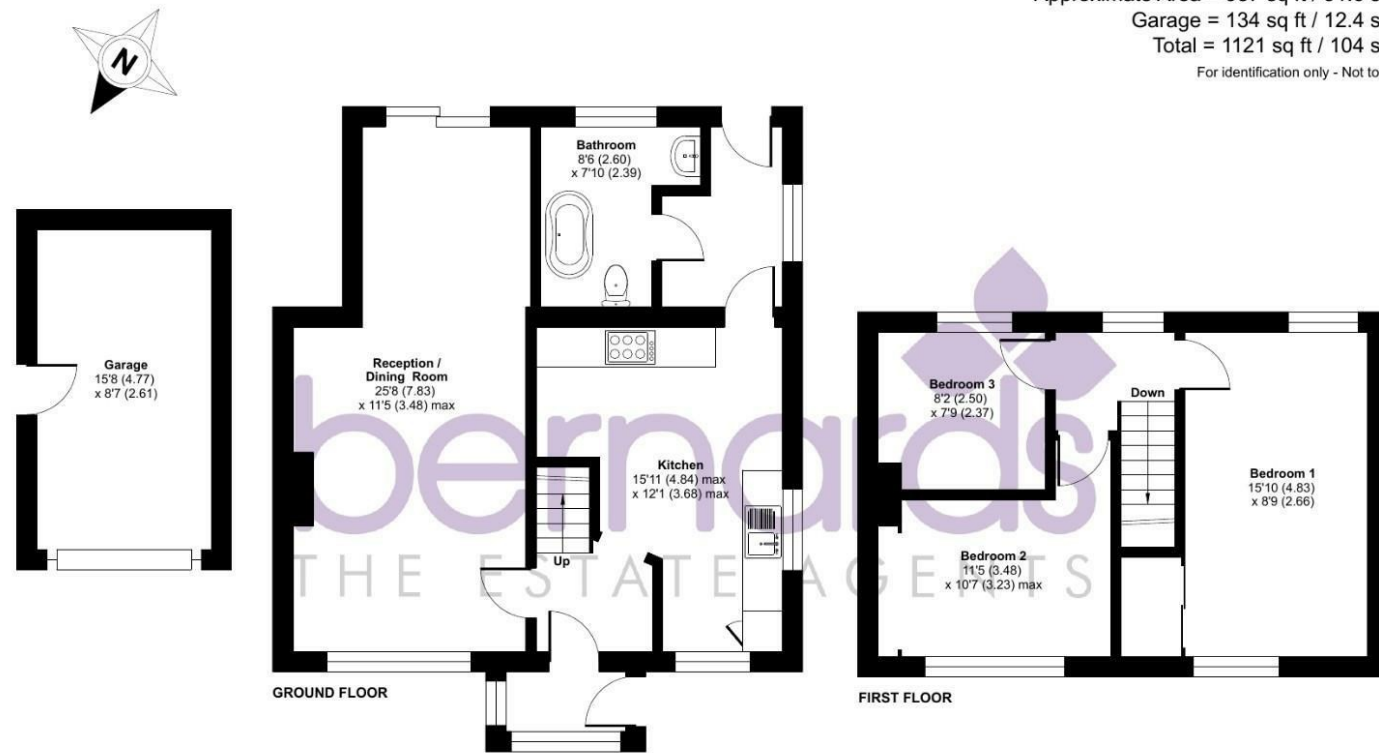
Approximate Area = 987 sq ft / 91.6 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 1121 sq ft / 104 sq m  
For identification only - Not to scale

**FOR SALE**

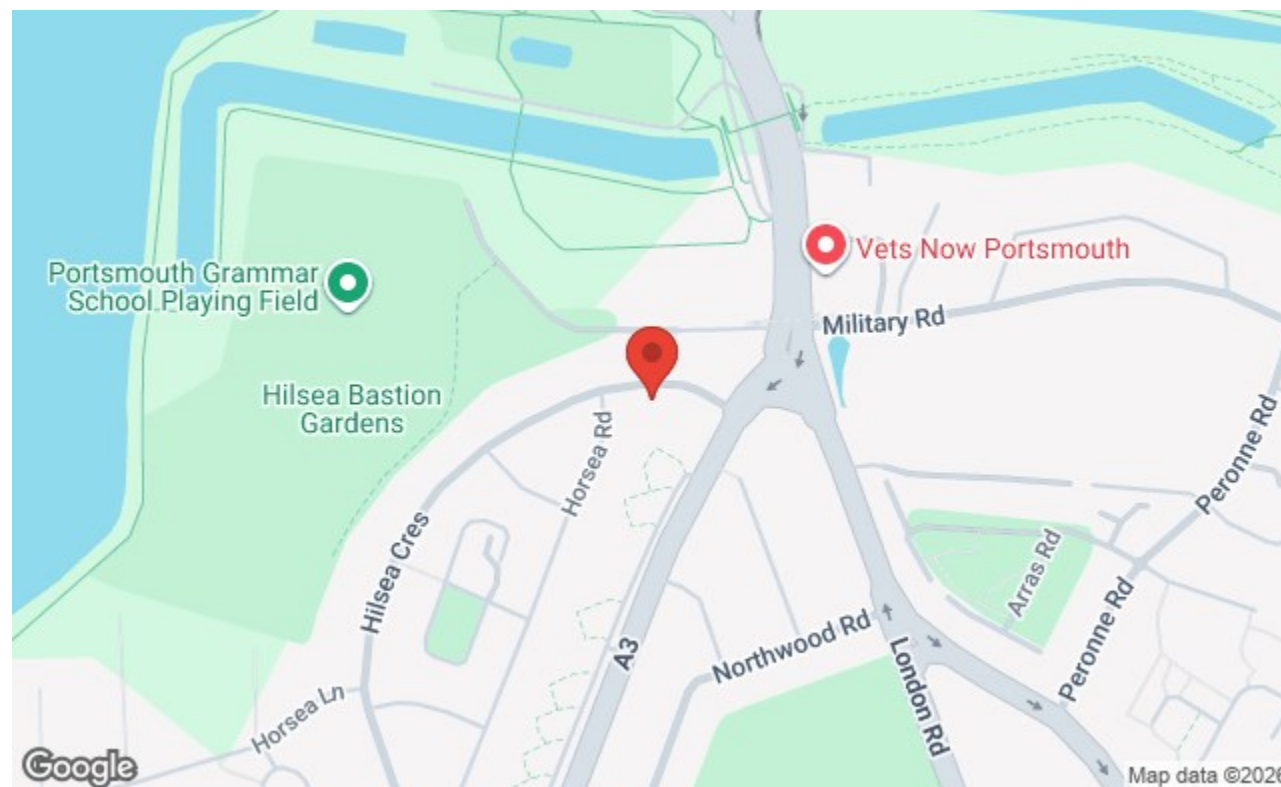
£290,000

Hilsea Crescent, Portsmouth PO2 9SN

**bernards**  
THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1438422



### HIGHLIGHTS

- SEMI-DETACHED HOUSE
- DRIVEWAY TO FRONT
- GARAGE
- THREE BEDROOM FAMILY HOME
- OPEN PLANNED LIVING/DINING
- MODERN FITTED KITCHEN
- DOWNSTAIRS MODERN BATHROOM
- PERFECT FIRST TIME PURCHASE
- BEAUTIFULLY PRESENTED
- CALL TO ARRANGE INTERNAL VIEWING

A beautifully presented three-bedroom semi-detached family home, ideally situated in the popular Hilsea area of Portsmouth. This fantastic property offers modern living throughout and is perfectly suited for first-time buyers or growing families.

The ground floor boasts a spacious open-plan living and dining area, creating a bright and welcoming space ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed with contemporary units and ample workspace, while a stylish downstairs bathroom adds to the home's practicality.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for family living.

Externally, the home benefits from a driveway to the front, offering convenient off-road parking, along with a garage for additional storage or vehicle use.

This home is beautifully presented throughout, allowing any buyer to move straight in with ease.

129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## DRIVEWAY

**GARAGE**  
15'7" x 8'6" (4.77 x 2.61)

## PORCH/ENTRANCE

**LIVING ROOM/DINING ROOM**  
25'8" x 11'5" (7.83 x 3.48)

**KITCHEN**  
15'10" x 12'0" (4.84 x 3.68)

**BATHROOM**  
8'6" x 7'10" (2.60 x 2.39)

## GARDEN

## FIRST FLOOR

**BEDROOM ONE**  
15'10" x 8'8" (4.83 x 2.66)

**BEDROOM TWO**  
11'5" x 10'7" (3.48 x 3.23)

**BEDROOM THREE**  
8'2" x 7'9" (2.50 x 2.37)

## 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

## 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 conveyance 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.

## MORTGAGE ADVISOR

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, we have a number of experienced Financial Advisors who will be happy to help.

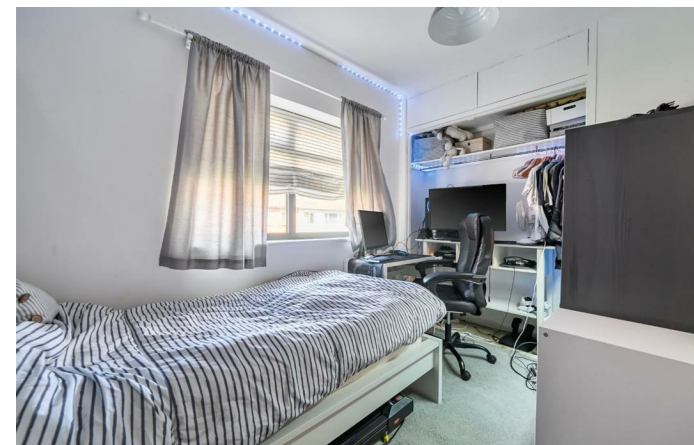
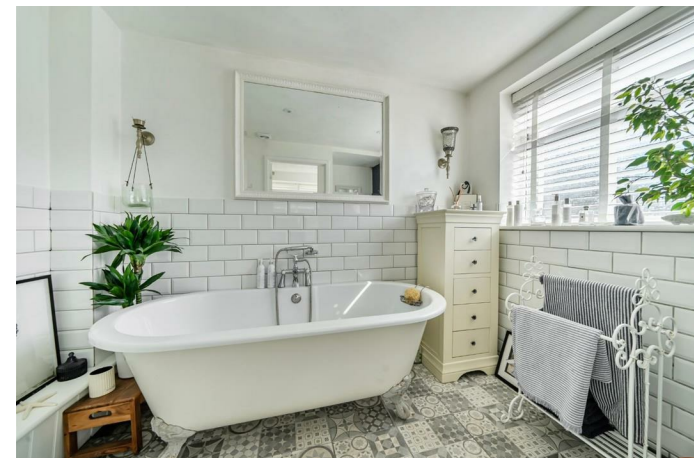
## OFFER CHECK PROCEDURE

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

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B



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			
England & Wales		EU Directive 2002/91/EC	

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