



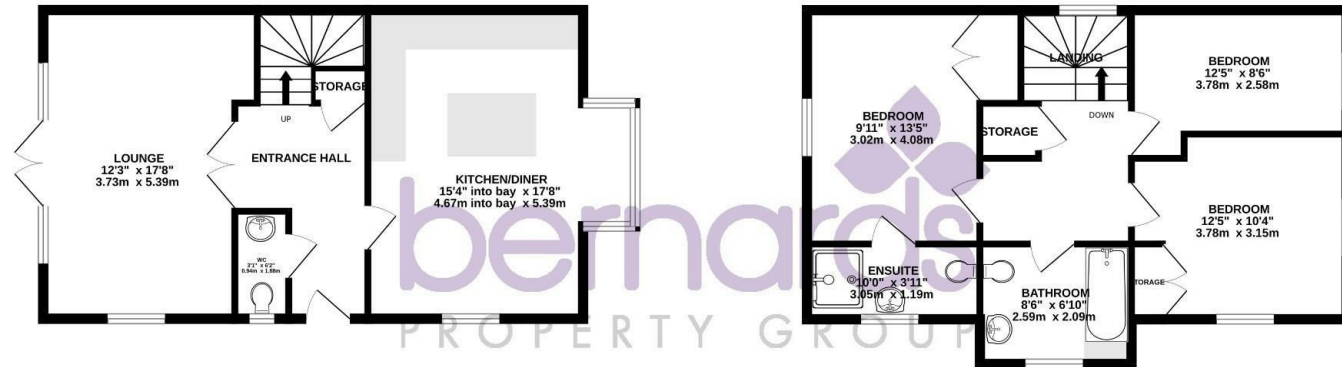
Offers In Excess Of £500,000

Nautilus Drive, Portsmouth PO6 4FF

**bernards**  
THE ESTATE AGENTS

GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.

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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## HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- DETACHED HOUSE
- UNDERCOVER PARKING FOR TWO CARS
- EPC RATING - B
- OPEN PLAN KITCHEN / DINER
- LOUNGE WITH BI-FOLD DOORS
- SOUTH FACING REAR GARDEN
- VIEWS OF THE SEA AND PORTCHESTER CASTLE
- EN-SUITE TO MAIN BEDROOM
- HIGH STANDARD OF FINISH
- THROUGHOUT

Nestled in the desirable private estate of Nautilus Drive, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2018, this property boasts a generous 1,136 square feet of well-designed space, making it an ideal family home.

As you enter, you are welcomed by two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the fitted kitchen and dining area, complete with a stylish island and a charming window seat, perfect for enjoying your morning coffee while taking in the views. The ground floor benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout.

This property features three double bedrooms, including a luxurious main bedroom with an ensuite bathroom, providing a private sanctuary for the homeowners. A well-appointed family bathroom and a convenient downstairs WC add to the practicality of the layout.

With an EPC rating of B, this home is energy-efficient

and environmentally friendly, with all-electric utilities. The property also comes with a new build warranty that still has two years remaining, offering peace of mind for the new owners.

Outside, the south-facing rear garden is a delightful space for outdoor activities and relaxation, while the off-road parking accommodates two vehicles, a rare find in this area. Additionally, the property offers stunning views of the sea and the historic castle, enhancing its appeal.

This exceptional home on Nautilus Drive is not just a property; it is a lifestyle choice, combining modern amenities with picturesque surroundings. Do not miss the opportunity to make this beautiful house your new home.



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



Call today to arrange a viewing  
02392 728 091  
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# PROPERTY INFORMATION

## ENTRANCE HALL

## WC

## KITCHEN / DINER

15'3" x 17'8" (4.67 x 5.39)

## LOUNGE

12'2" x 17'8" (3.73 x 5.39)

## LANDING

## BEDROOM ONE

9'10" x 13'4" (3.02 x 4.08)

## EN-SUITE

10'0" x 3'10" (3.05 x 1.19)

## BEDROOM TWO

10'4" x 12'4" (3.15 x 3.78)

## BEDROOM THREE

12'4" x 8'5" (3.78 x 2.58)

## BATHROOM

8'5" x 6'10" (2.59 x 2.09)

## 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 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.

## ESTATE CHARGE

Annual estate Charge of £331.40



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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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