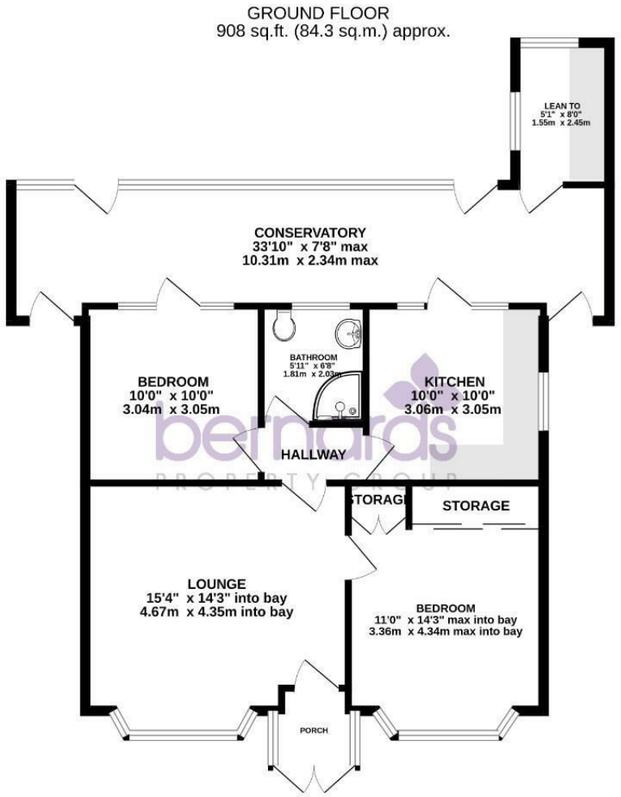

TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

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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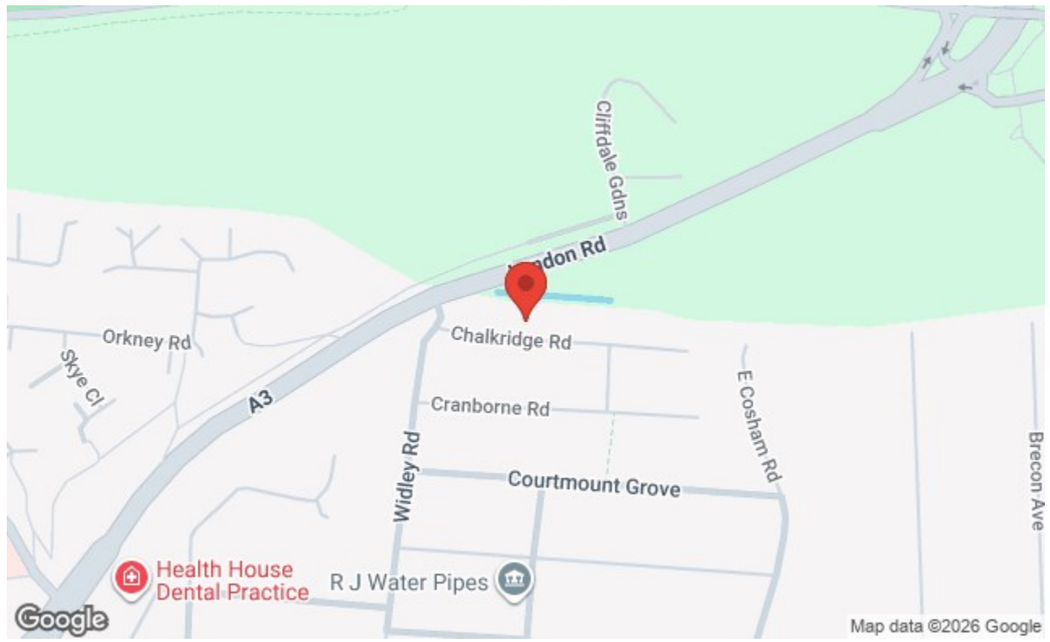


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £325,000

Chalkridge Road, Portsmouth PO6 2BE

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- NO FORWARD CHAIN
- BUNGALOW
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- CONSERVATORY
- OFF ROAD PARKING
- SEA VIEWS
- GOOD SIZED LOUNGE
- CIRCA 908 SQFT

Nestled on Chalkridge Road in the charming area of Drayton, Portsmouth, this delightful bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

As you enter, you are welcomed into a bright reception room that exudes warmth and character. The fitted kitchen is both functional and stylish, providing ample space for culinary creations. The modern bathroom adds a touch of luxury, ensuring your daily routines are both comfortable and enjoyable.

One of the standout features of this property is the conservatory, which invites natural light and offers a serene space to relax while enjoying views of the surrounding area. The bungalow also boasts stunning sea views, allowing you to appreciate the beauty of the coastline from the comfort of your home.

For those with vehicles, off-road parking for two cars is available, providing added convenience in this sought-after location. With no forward chain, this property is ready for you to move in and make it your own without delay.

In summary, this bungalow on Chalkridge Road presents a rare opportunity to acquire a well-appointed home in a desirable area of Portsmouth. With its appealing features and proximity to local amenities, it is sure to attract interest from discerning buyers. Don't miss your chance to view this lovely property.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

PORCH

LOUNGE
15'3" x 14'3" (4.67 x 4.35)

BEDROOM ONE
11'0" x 14'2" (3.36 x 4.34)

KITCHEN
10'0" x 10'0" (3.06 x 3.05)

BEDROOM TWO
9'11" x 10'0" (3.04 x 3.05)

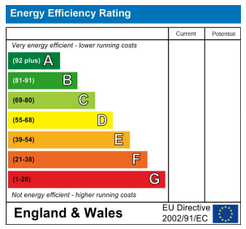
BATHROOM
5'11" x 6'7" (1.81 x 2.03)

CONSERVATORY
33'9" x 7'8" (10.31 x 2.34)

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.



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