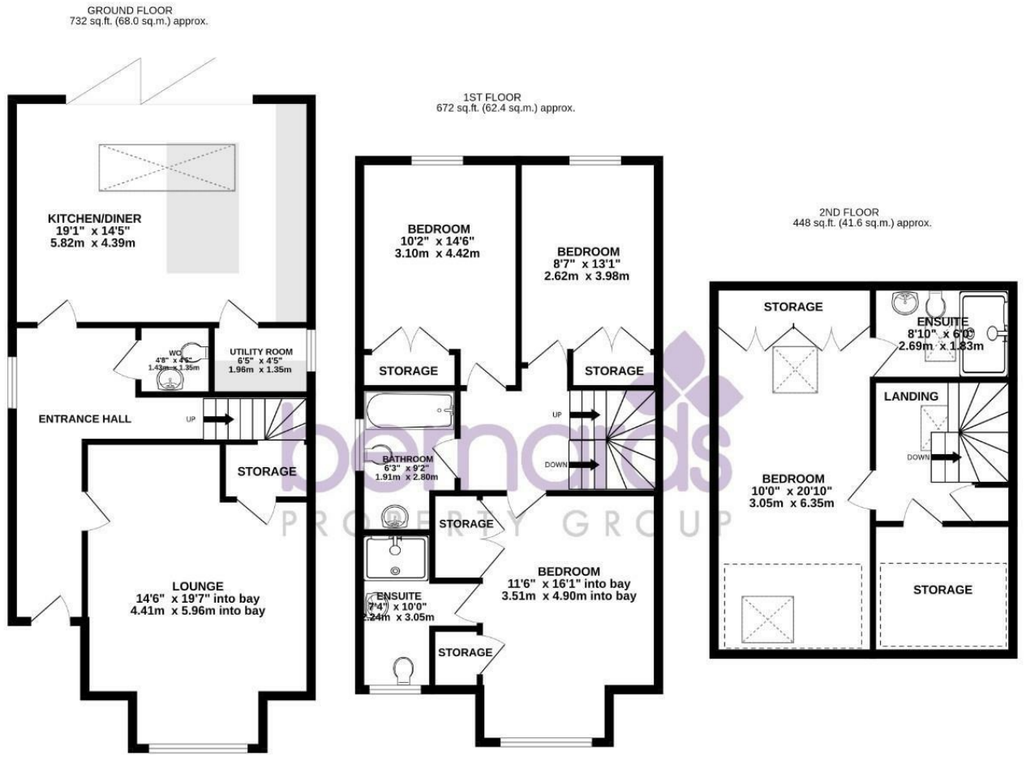

TOTAL FLOOR AREA : 1852 sq.ft. (172.1 sq.m.) approx.

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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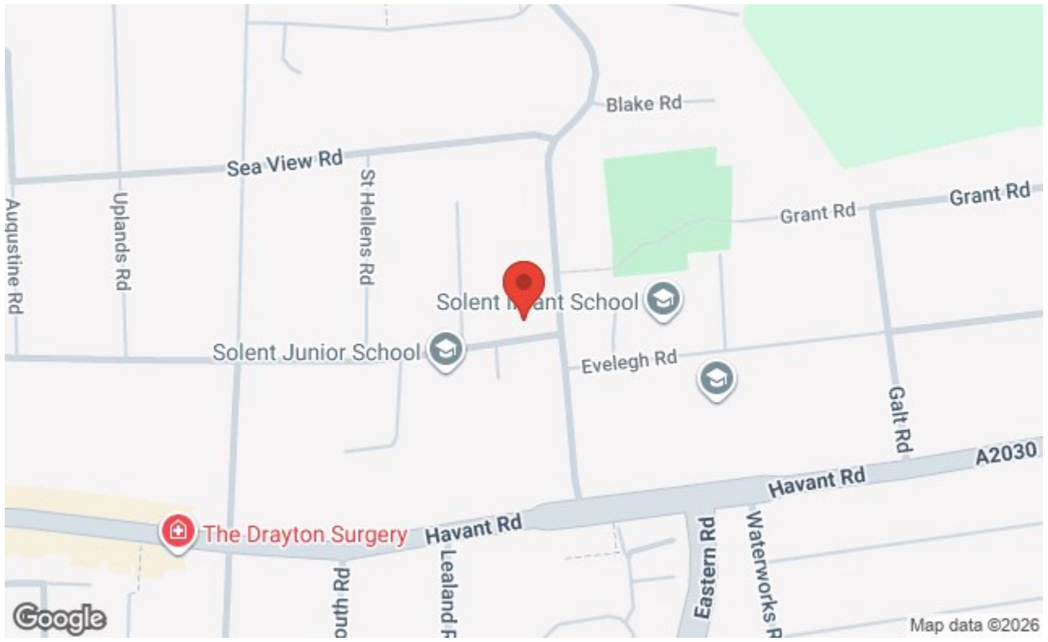

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers In Excess Of £575,000

Solent Road, Portsmouth PO6 1HJ

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4 3 2

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED HOUSE BUILT IN 2019
- 19FT OPEN PLAN KITCHEN DINER
- THREE BATHROOMS
- RAISED REAR GARDEN TERRACE
- QUALITY FINISH THROUGHTOUT
- UNDER FLOOR HEATING
- OFF ROAD PARKING WITH EV CHARGER
- VIEWING TERRANCE OVER THE SOLENT
- 19FT LOUNGE WITH WINDOW SHUTTERS

Nestled in the desirable area of Drayton, Portsmouth, this modern detached house on Solent Road offers a perfect blend of contemporary living and comfort. Built in 2019, the property boasts an impressive 1,852 square feet of well-designed space, making it an ideal family home.

As you enter, you are greeted by a spacious 19ft sitting room, complete with elegant window shutters that add a touch of sophistication. The open-plan kitchen and dining area is perfect for entertaining, featuring bi-fold doors that seamlessly connect the indoor space to the raised rear garden terrace, allowing for a delightful flow between the two. The kitchen is equipped with modern appliances and ample storage, making it a joy for any home chef.

This property features four generously sized double bedrooms, ensuring plenty of room for family and guests. With three well-appointed bathrooms, including en-suite facilities, morning routines will be a breeze. The convenience of a utility room adds to the practicality of this home.

Additional highlights include underfloor heating throughout, providing warmth and comfort during the colder months, and an Energy Performance Certificate (EPC) grade of B, reflecting the property's energy efficiency. For those with electric vehicles, the property also includes off-road parking for two vehicles and an EV charging point.

In summary, this stunning detached house on Solent Road is a rare find, combining modern amenities with a welcoming atmosphere. It is perfectly suited for families seeking a stylish and functional home in a sought-after location. Don't miss the opportunity to make this exceptional property your own.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
14'5" x 19'6" (4.41 x 5.96)

WC

KITCHEN / DINER
19'1" x 14'4" (5.82 x 4.39)

UTILITY ROOM
6'5" x 4'5" (1.96 x 1.35)

BEDROOM
11'6" x 16'0" (3.51 x 4.90)

EN-SUITE

BEDROOM
10'2" x 14'6" (3.10 x 4.42)

BEDROOM
8'7" x 13'0" (2.62 x 3.98)

BATHROOM
5'11" x 9'2" (1.81 x 2.80)

LANDING

BEDROOM
10'0" x 20'9" (3.05 x 6.35)

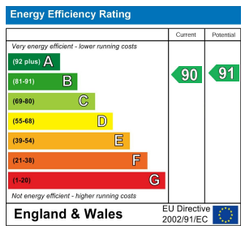
EN-SUITE

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.

FREE/LEASE
Freehold



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