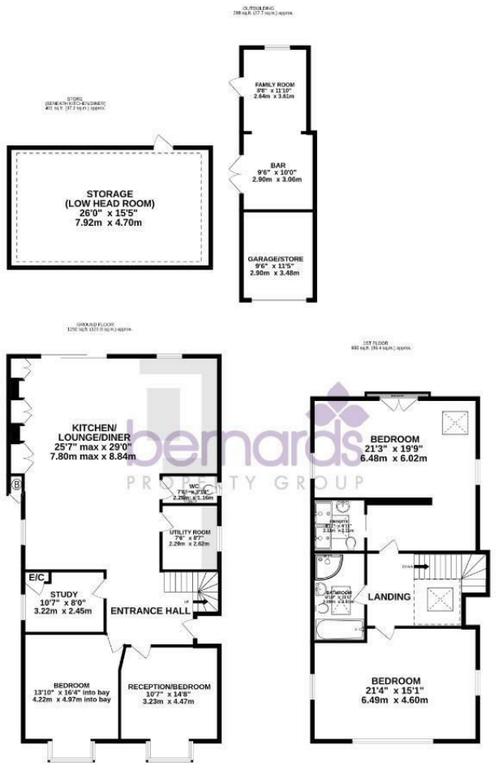

TOTAL FLOOR AREA : 2921 sq.ft. (271.4 sq.m.) approx.

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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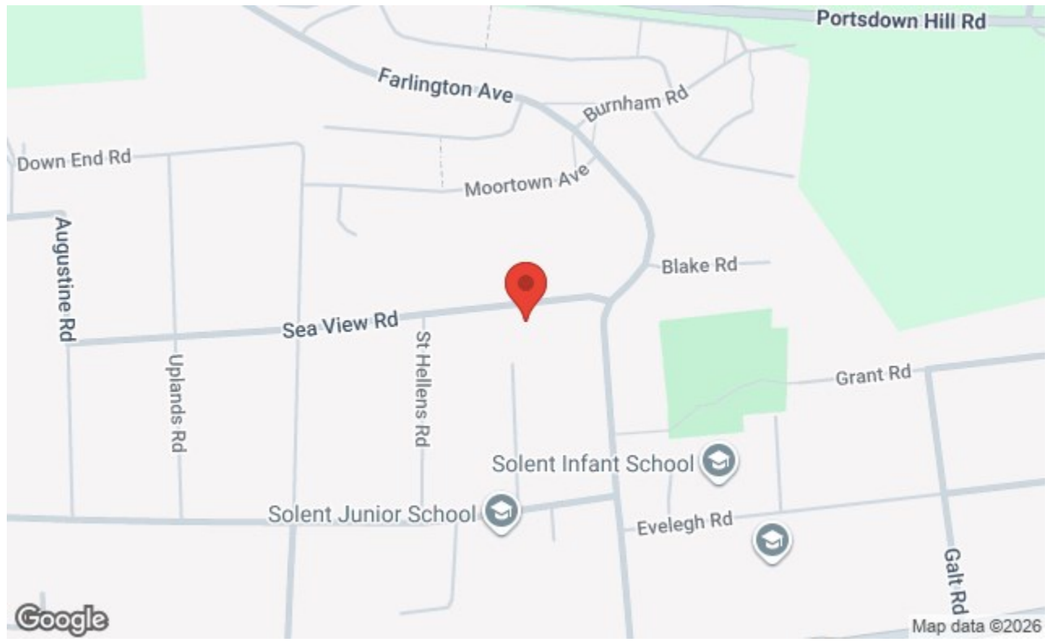

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £725,000

Sea View Road, Portsmouth PO6 1EW

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THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- FOUR BEDROOMS
- HIGH END FINISH
- VIEWS OVER THE SOLENT AND CITY
- 29FT OPEN PLAN KITCHEN / DINER
- LARGE SOUTH FACING REAR GARDEN
- FAMILY BATHROOM
- DOUBLE EN-SUITE SHOWER ROOM
- 21FT MAIN BEDROOM WITH STUNNING VIEWS
- DRIVE AND GARAGE
- BAR AND FAMILY ROOM

Nestled on the sought after Sea View Road in Drayton, Portsmouth, this stunning detached house offers an exceptional living experience with breathtaking sea and city views. Spanning an impressive 2,921 square feet, this property is perfect for families seeking both space and comfort.

The home boasts four generously sized bedrooms, including a luxurious ensuite in the main bedroom, ensuring privacy and convenience for all family members. The heart of the home is undoubtedly the expansive 29ft open plan kitchen diner, which is perfect for entertaining and family gatherings. The high-end finish throughout the property adds a touch of elegance, making it a truly inviting space.

In addition to the kitchen diner, the property features two reception rooms, providing ample space for relaxation and leisure. A dedicated study offers a quiet area for work or study, while the utility room adds practicality to daily living.

Outside, the south-facing rear garden is a delightful retreat, perfect for enjoying sunny days and hosting barbecues, and a bar with a family room to enjoy party night in .

The property also includes a garage and parking for up to four vehicles, ensuring convenience for residents and guests alike.

This remarkable home on Sea View Road is a rare find, combining modern living with stunning views and ample space. It is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a high-quality family home. Don't miss the opportunity to make this exquisite property your own.

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

PROPERTY INFORMATION

ENTRANCE HALL

STUDY
10'6" x 8'0" (3.22 x 2.45)

BEDROOM
13'10" x 16'3" (4.22 x 4.97)

RECEPTION / BEDROOM
10'7" x 14'7" (3.23 x 4.47)

UTILITY ROOM
7'6" x 8'3" (2.29 x 2.52)

KITCHEN / LOUNGE / DINER
25'7" x 29'0" (7.80 x 8.84)

BEDROOM
21'3" x 15'1" (6.49 x 4.60)

BATHROOM

BEDROOM
21'3" x 19'9" (6.48 x 6.02)

EN-SUITE

GARAGE / STORE
9'6" x 11'5" (2.90 x 3.49)

BAR
9'6" x 10'0" (2.90 x 3.06)

FAMILY ROOM
8'7" x 11'10" (2.64 x 3.61)

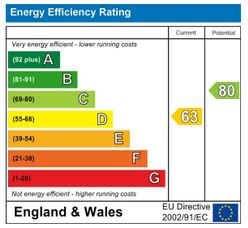
STORAGE
25'11" 15'5" (7.92 4.70)

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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