

Offers In Excess Of £290,000

Whitecliffe Avenue, Portsmouth PO3
6JA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS SHOWER ROOM
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SEPARATE LOUNGE
- ❖ DOWNSTAIRS TOILET
- ❖ WEST FACING GARDEN
- ❖ MODERN THROUGHOUT
- ❖ SHORT WALK TO BAFFINS POND
- ❖ SOUGHT AFTER LOCATION

Situated in Whitecliffe Avenue, this beautifully presented three-bedroom terraced house is an ideal family home. As you step inside, you are greeted by a warm and inviting atmosphere; the front aspect lounge provides a homely retreat, perfect for relaxing after a long day.

The heart of the home is undoubtedly the open-plan modern fitted kitchen diner, which is designed for both functionality and style. This space is perfect for family gatherings and entertaining friends, allowing for seamless interaction while cooking and dining.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful sanctuary for rest and relaxation. The property also features a

well-appointed shower room and downstairs toilet, catering to the needs of a busy family.

One of the standout features of this home is the west-facing garden, which is a delightful outdoor space to enjoy the afternoon sun. It provides a wonderful area for children to play or for adults to unwind.

Conveniently located, this property is just a short walk from Baffins Pond, local schools, and various amenities, making it an excellent choice for families seeking a vibrant community. In summary, this terraced house on Whitecliffe Avenue offers a perfect blend of modern living and traditional charm, making it a must-see for anyone looking to settle in Portsmouth.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE

15'3" x 11'1" (4.66 x 3.38)

DINING ROOM

14'1" x 8'7" (4.30 x 2.63)

KITCHEN

19'5" x 7'4" (5.92 x 2.26)

BEDROOM ONE

12'4" x 10'11" (3.77 x 3.35)

BEDROOM TWO

14'0" x 8'11" (4.28 x 2.74)

BEDROOM THREE

10'11" x 7'6" (3.34 x 2.30)

SHOWER ROOM

9'9" x 5'3" (2.99 x 1.62)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C £1,938.59

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.

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.

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



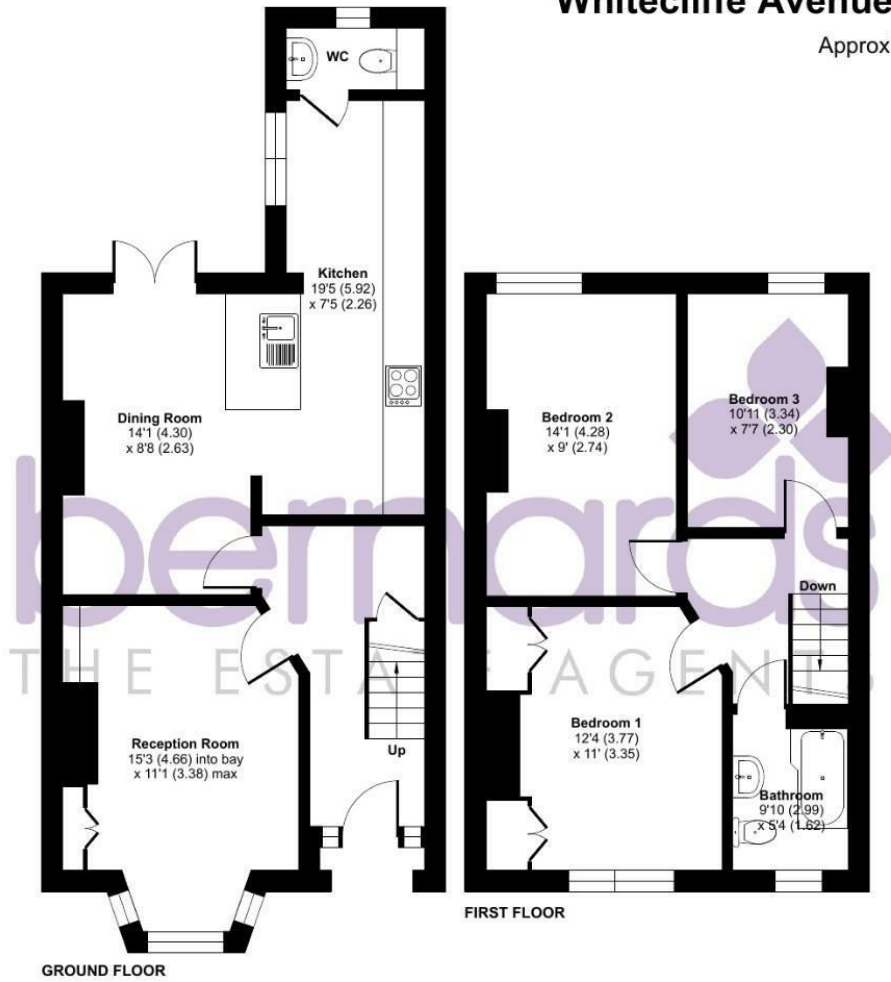
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



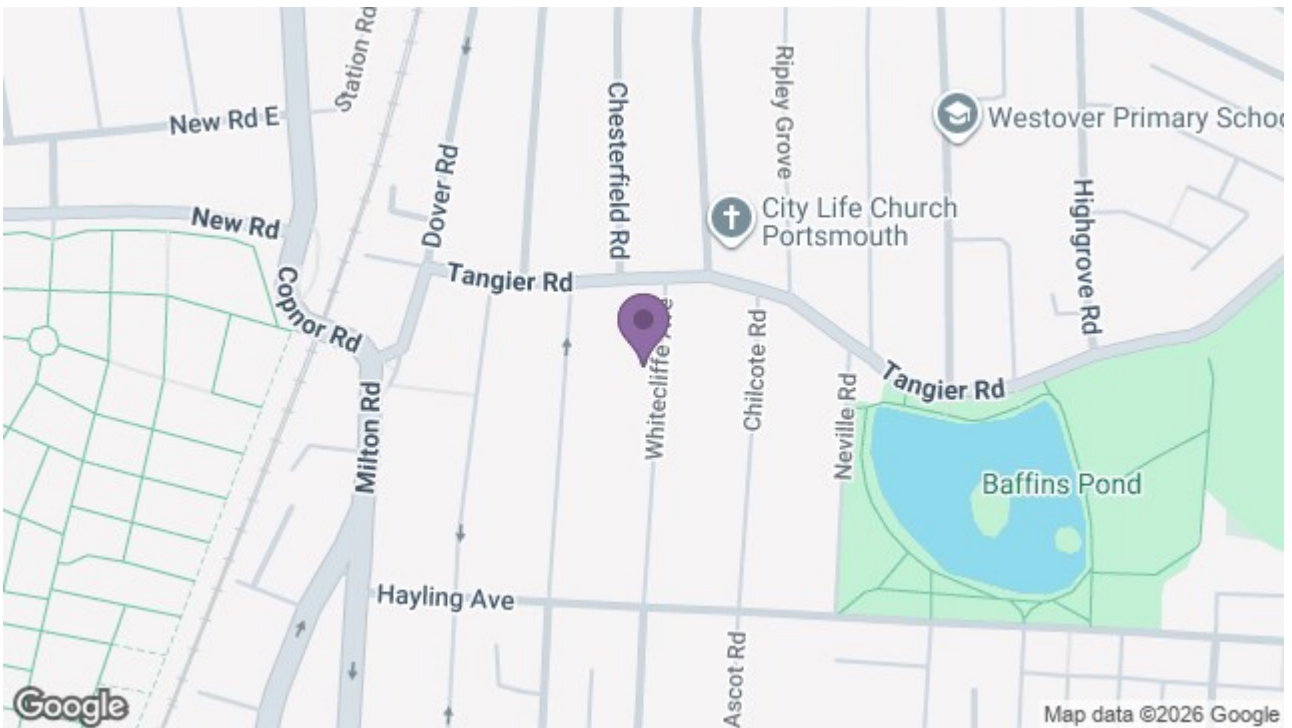
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Approximate Area = 1002 sq ft / 93 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1462769



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