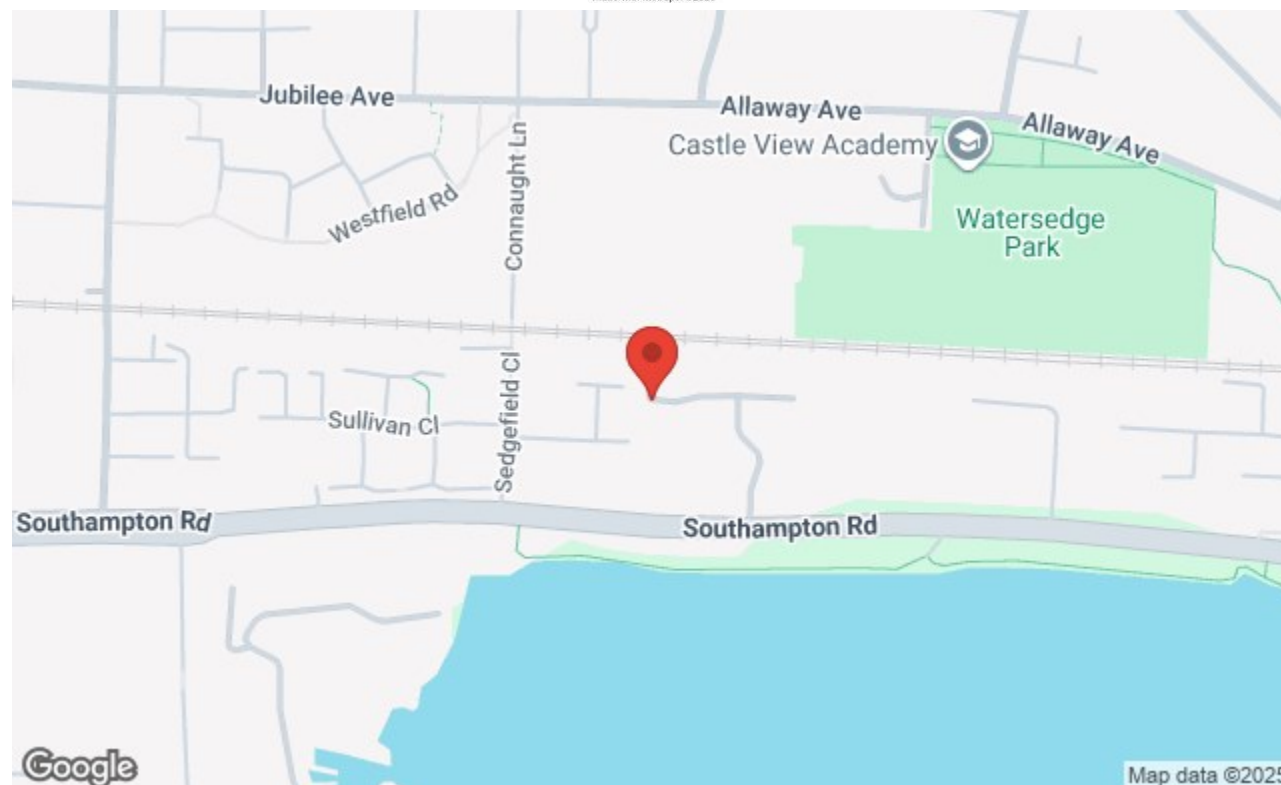


TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

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



Offers In Excess Of £400,000

The Edge, Portsmouth PO6 4RF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED TOWNHOUSE
- ❖ TWO BATHROOM
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ 30FT OPEN PLAN LIVING
- ❖ EN-SUITE TO MAIN BEDROOM
- ❖ PLAY ROOM / STUDY
- ❖ EPC - GRADE C
- ❖ MODERN FINISH
- SEA VIEWS

Nestled in the desirable location of The Edge on the Portchester / Portsmouth boarders, this stunning semi-detached townhouse offers great modern living. Built in 2017, the property boasts a generous 1,382 square feet of well-designed space, making it an ideal home for families or professionals seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is the impressive 30ft open plan kitchen, dining, and lounge area, which is perfect for hosting gatherings or enjoying quiet family meals. The contemporary finish throughout the property enhances its appeal, ensuring a stylish yet functional living environment.

This townhouse features three spacious bedrooms, including a luxurious main bedroom with an en-suite bathroom, providing a private

sanctuary for rest and relaxation. In total, there are two bathrooms and three toilets, ensuring that the needs of the household are met with ease.

The property also benefits from allocated parking for two vehicles, a valuable asset in this sought-after location. The rear garden offers a tranquil outdoor space, ideal for enjoying the fresh sea air and picturesque views. Situated in a peaceful cul-de-sac, this home provides a sense of community while remaining conveniently close to local amenities and transport links.

With an Energy Performance Certificate (EPC) rating of A grade C, this townhouse is not only stylish but also energy-efficient, making it a wise choice for environmentally conscious buyers. If you are looking for a modern home with sea views and a welcoming atmosphere, this property at The Edge is not to be missed.

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



PROPERTY INFORMATION

STUDY / PLAY ROOM
8'0" x 11'1" (2.46 x 3.40)

KITCHEN/DINER/LOUNGE
14'10" x 30'1" (4.54 x 9.18)

WC

BEDROOM TWO
14'10" x 11'9" (4.54 x 3.59)

BEDROOM THREE
14'10" x 9'1" (4.54 x 2.79)

BATHROOM
7'10" x 7'7" (2.41 x 2.32)

BEDROOM ONE
11'9" x 23'11" (3.60 x 7.30)

EN-SUITE

**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. Bernard's 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

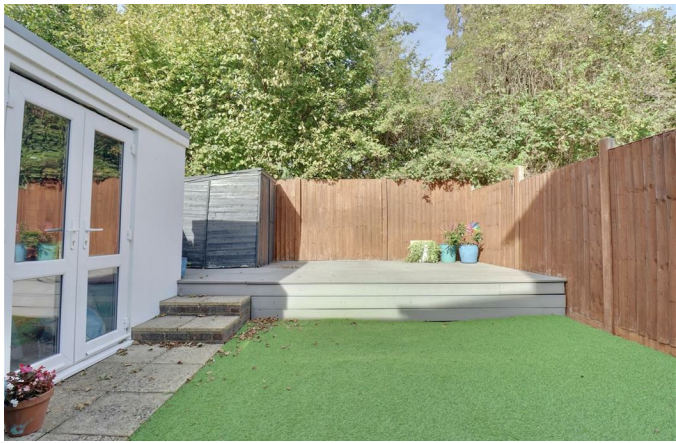
sales team for further details.

**ANTI MONEY
LAUNDERING**

Bernard's 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

**BERNARD'S 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.



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