Lower Ground Floor
Floor area 25.9 sq.m. (279 sq.ft.)

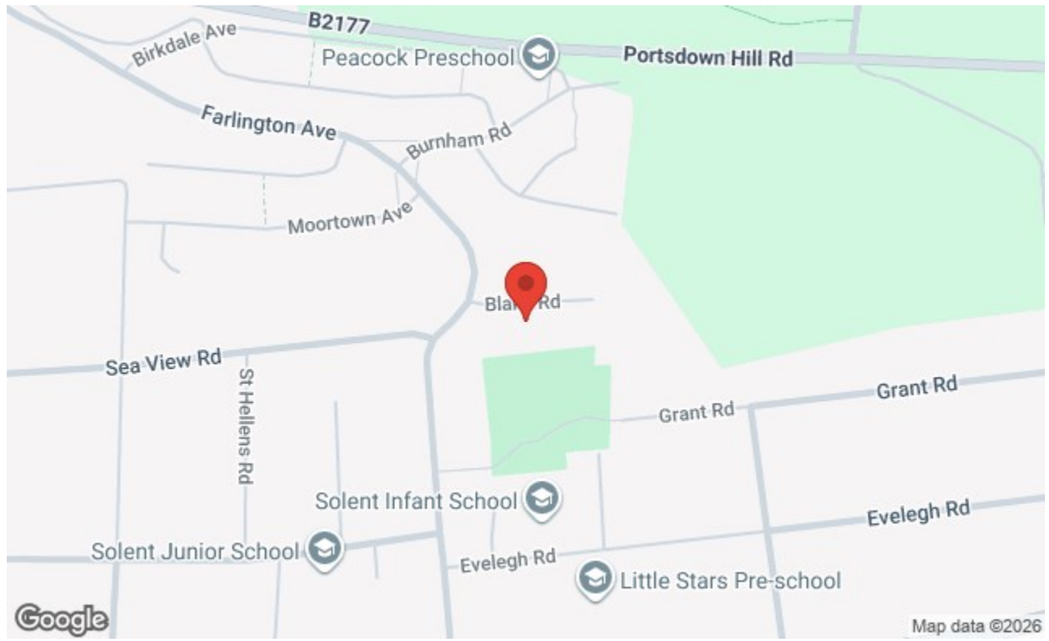
Ground Floor
Floor area 75.8 sq.m. (816 sq.ft.)

First Floor
Floor area 67.4 sq.m. (726 sq.ft.)

Garage
Floor area 25.5 sq.m. (275 sq.ft.)

Total floor area: 194.6 sq.m. (2,095 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




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

FOR SALE

# Offers In Excess Of £650,000

## Blake Road, Portsmouth PO6 1ET

bernards
THE ESTATE AGENTS

3 2 3

## HIGHLIGHTS

- EXTENDED DETACHED HOME
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER CUL-DE-SAC LOCATION
- PARK, HARBOUR & CITY VIEWS
- FOUR RECEPTION ROOMS
- TWO BATHROOMS
- SOUTH FACING REAR GARDEN
- EPC RATING - C
- BALCONY & TERRACE
- VIEWING HIGHLY RECOMMENDED

Nestled on the charming cul-de-sac location of Blake Road in Drayton, Portsmouth, this delightful detached house, built in 1956, offers a perfect blend of space, comfort, and stunning views. Spanning an impressive 2,095 square feet, the property boasts three generously sized double bedrooms, including a main bedroom with an en-suite bathroom, ensuring a private retreat for the homeowners.

The house features three well-appointed reception rooms, providing ample space for both relaxation and entertainment. The dining room, sitting room, and lounge create a warm and inviting atmosphere, while a study offers the potential for a fourth bedroom, catering to various lifestyle needs.

One of the standout features of this property is its south-facing rear garden, which is perfect for enjoying sunny afternoons. The terrace and balconies provide breathtaking views across the city and Langstone Harbour, making it an ideal spot for outdoor gatherings or quiet contemplation.

Parking is a breeze with space for multiple vehicles, complemented by a garage for additional storage. The property is set in a peaceful neighbourhood, making it a wonderful family home or a tranquil retreat for professionals.

With an Energy Performance Certificate rating of C, this home is not only spacious and stylish but also energy-efficient. This remarkable property on Blake Road is a rare find, offering a harmonious blend of modern living and classic charm in a sought-after location. Don't miss the opportunity to make this house your home.

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

# PROPERTY INFORMATION

**PORCH**

**HALLWAY**

**WC**

**DINING ROOM**
14'4" x 14'0" (4.39 x 4.27)

**SITTING ROOM**
13'6" x 11'3" (4.14 x 3.45)

**LOUNGE**
20'8" x 10'9" (6.30 x 3.28)

**KITCHEN**
10'5" x 9'3" (3.18 x 2.82)

**FAMILY / STUDY**
17'5" x 14'9" (5.31 x 4.50)

**BEDROOM ONE**
20'4" x 11'5" (6.20 x 3.48)

**EN-SUITE**
7'6" x 6'11" (2.29 x 2.11)

**BEDROOM TWO**
14'9" x 14'0" (4.52 x 4.27)

**BEDROOM THREE**
16'7" x 9'3" (5.08 x 2.84)

**BATHROOM**
6'11" x 6'7" (2.13 x 2.01)

**GARAGE**
24'2" x 11'3" (7.39 x 3.45)

## ANTI MONEY LAUNDERING

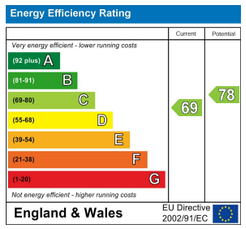
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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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