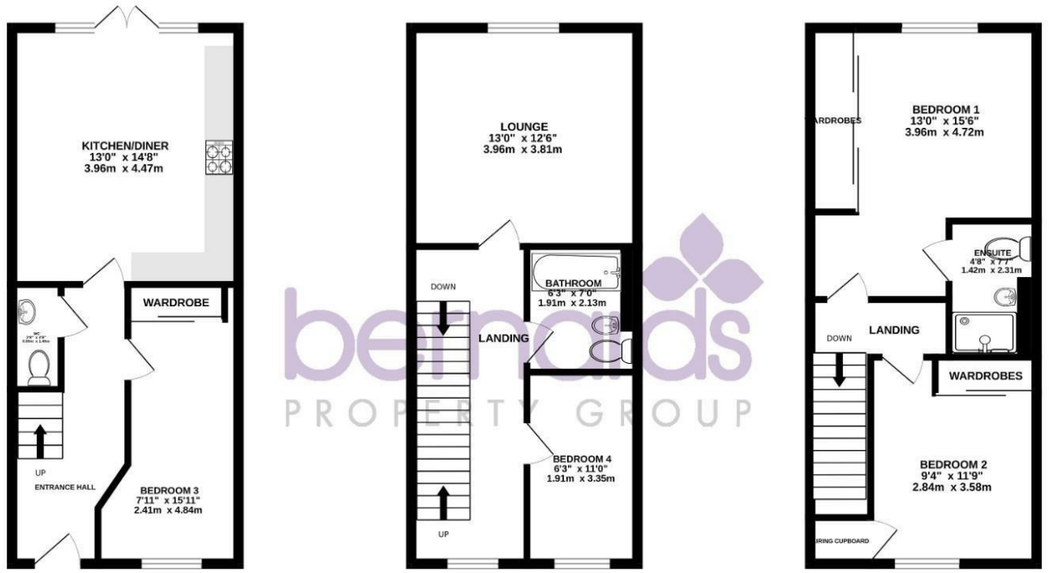

TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

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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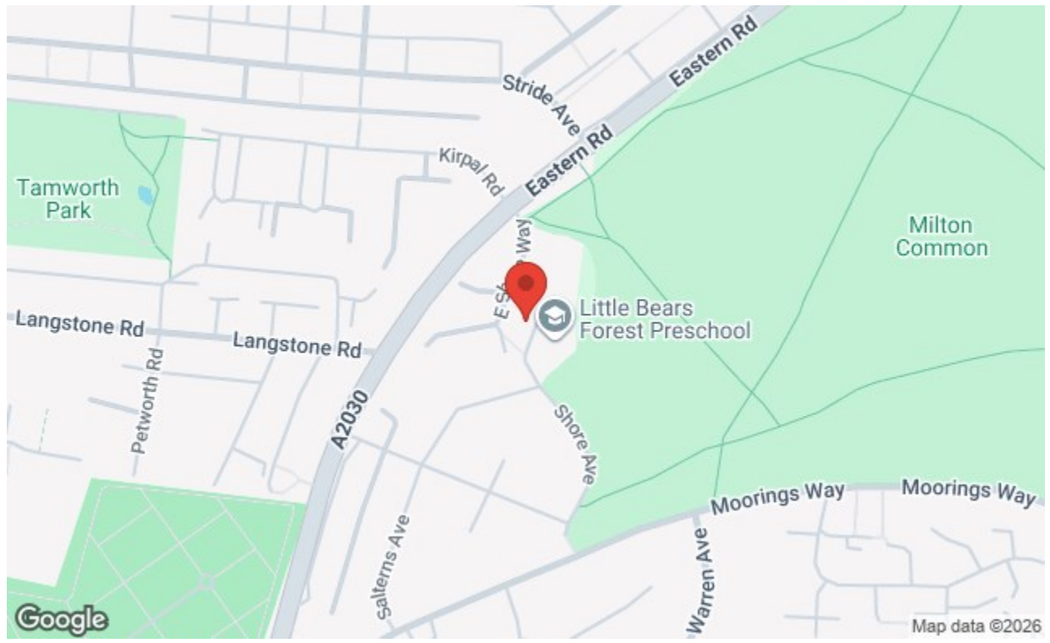

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t: 02392 728090

FOR SALE

Offers In Excess Of £325,000

East Shore Way, Portsmouth PO3 6FY

bernards THE ESTATE AGENTS

4 2 1

HIGHLIGHTS

- NO FORWARD CHAIN
- OFF ROAD PARKING FOR MULTIPLE CARS
- REAR ACCESS TO GARDEN
- GREAT LOCATION
- MASTER BEDROOM WITH EN SUITE
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- EASY ACCESS TO EASTERN ROAD
- TOWN HOUSE STYLE PROPERTY
- CALL TODAY TO VIEW!

Located in the desirable area of East Shore Way, Portsmouth, this charming four-bedroom townhouse presents an excellent opportunity for families and professionals alike. The property boasts a spacious first floor reception room, providing ample space for relaxation and entertaining guests.

The well-appointed kitchen is complemented by a low-maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep. The master bedroom features the added luxury of an en suite shower room, ensuring privacy and convenience.

With a total of four bedrooms, this home offers plenty of room for family members or guests. Additionally, the property benefits from driveway parking, along with further allocated off-road parking, making it easy for residents and visitors to come and go.

Offered with no onward chain, this townhouse is ready for you to move in and make it your own. Whether you are looking for a family home or a smart investment, this property is sure to impress. Don't miss the chance to view this delightful home in a sought-after location.

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

PROPERTY INFORMATION

ENTRANCE HALL

W/C

BEDROOM THREE
7'10" x 15'10" (2.41 x 4.84)

KITCHEN/DINER
12'11" x 14'7" (3.96 x 4.47)

FIRST FLOOR LANDING

BEDROOM FOUR
6'3" x 12'7" (1.91 x 3.85)

BATHROOM

LOUNGE
12'11" x 12'5" (3.96 x 3.81)

SECOND FLOOR LANDING

BEDROOM TWO
9'3" x 11'8" (2.84 x 3.58)

BEDROOM ONE
12'11" x 15'5" (3.96 x 4.72)

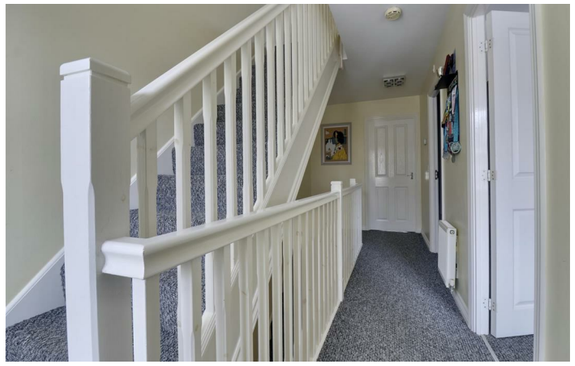
EN SUITE SHOWER ROOM
4'7" x 7'6" (1.42 x 2.31)

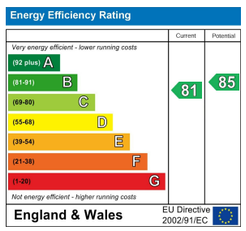
PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : D

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

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.





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