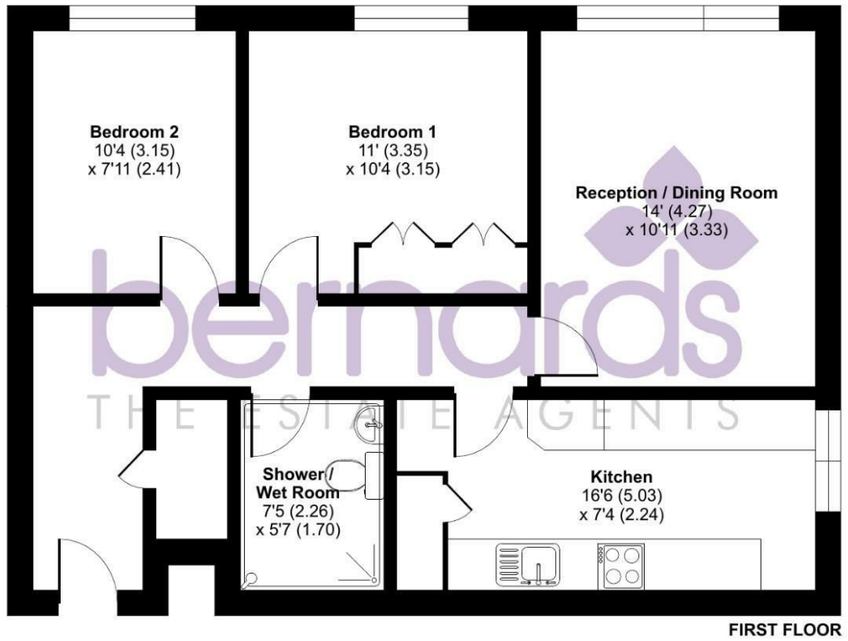
## Hillside Court, Solent Road, Drayton, Portsmouth, PO6

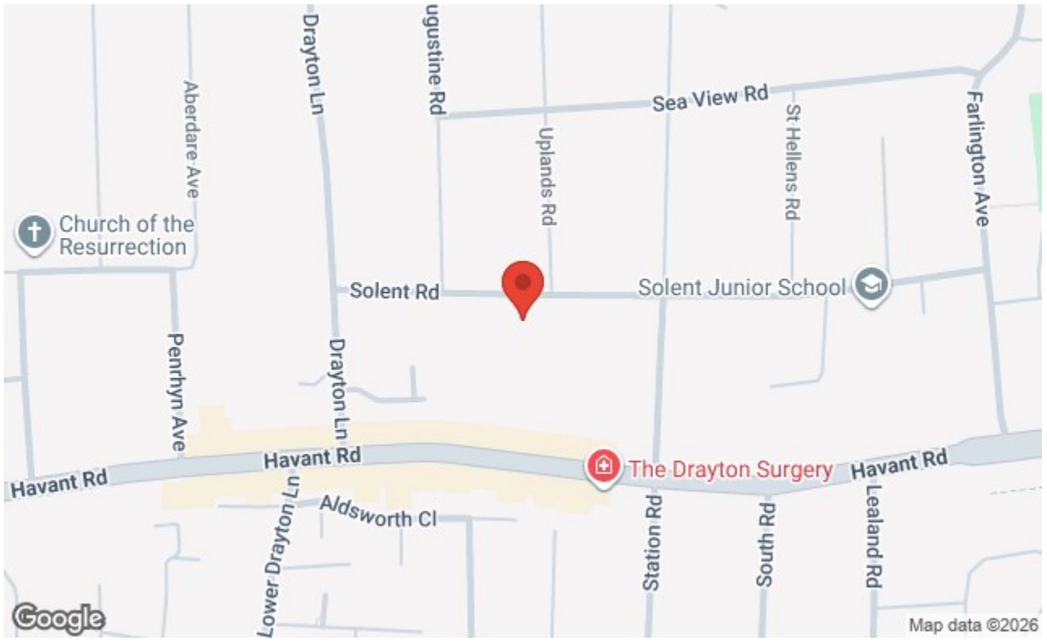
Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale




FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1242319




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

FOR SALE

## Asking Price £190,000

Solent Road, Portsmouth PO6 1HH

bernards THE ESTATE AGENTS

2 | 1 | 1

## HIGHLIGHTS

- TWO BEDROOMS
- FIRST FLOOR
- GARAGE
- MODERN KITCHEN
- SHOWER ROOM
- DOUBLE GLAZED
- SHARE OF FREEHOLD
- DRAYTON LOCATION
- PERFECT FIRST TIME BUY
- INVESTMENT OPPORTUNITY

Nestled in the desirable area of Drayton, Portsmouth, this charming first-floor flat on Solent Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this purpose-built flat is ideal for individuals, couples, or small families seeking a welcoming home.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The newly fitted kitchen is a highlight of the property, equipped with contemporary appliances and ample storage, making it a delightful space for culinary enthusiasts.

The flat also features a shower room, designed for both functionality and comfort.

Additionally, the property includes a garage en-bloc, providing secure parking and extra storage space, a valuable asset in this bustling area.

Location is key, and this flat does not disappoint. It is conveniently situated close to Drayton Centre, where you can enjoy a variety of coffee shops and local amenities. Excellent bus routes nearby ensure easy access to the wider Portsmouth area, making commuting and exploring the city a breeze.

This delightful flat on Solent Road presents an excellent opportunity for those looking to settle in a vibrant community with all the necessary conveniences at their doorstep. Don't miss the chance to make this lovely property your new home.

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

# PROPERTY INFORMATION

## COMMUNAL ENTRANCE TO FIRST FLOOR

## ENTRANCE HALL

## LOUNGE
14'0" x 10'11" (4.27 x 3.33)

## KITCHEN
16'6" x 7'4" (5.03 x 2.24)

## BEDROOM 1
10'11" x 10'4" (3.35 x 3.15)

## BEDROOM 2
10'4" x 7'10" (3.15 x 2.41)

## SHOWER ROOM
7'4" x 5'6" (2.26 x 1.70)

## GARAGE EN-BLOC

## COUNCIL TAX BAND B
£1696

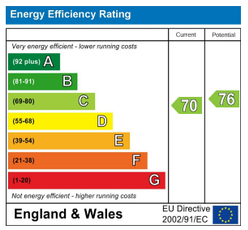
## LEASEHOLD INFORMATION
91yrs remaining on the lease term. Management Service Charge £1260.00pa

## 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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