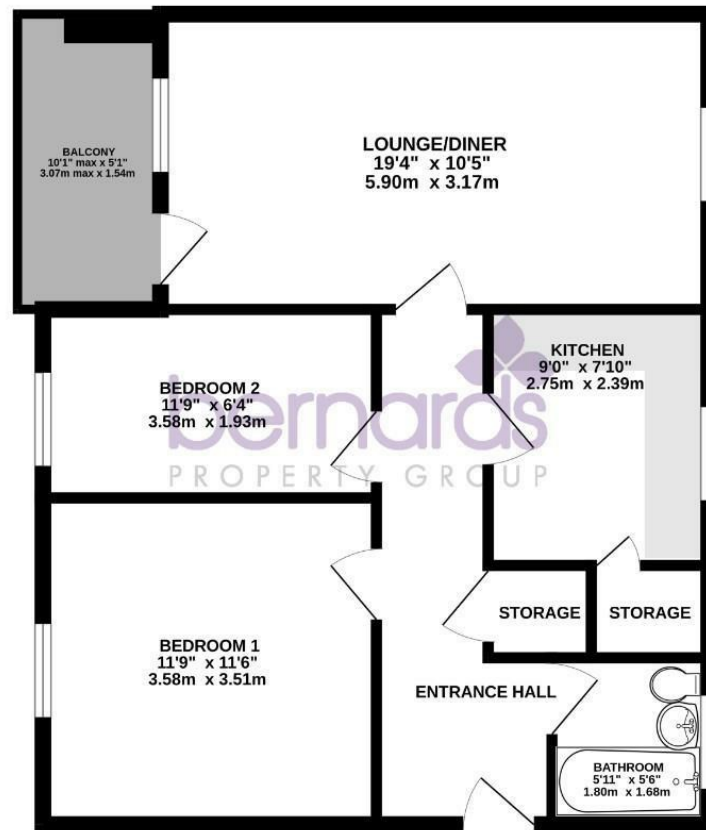
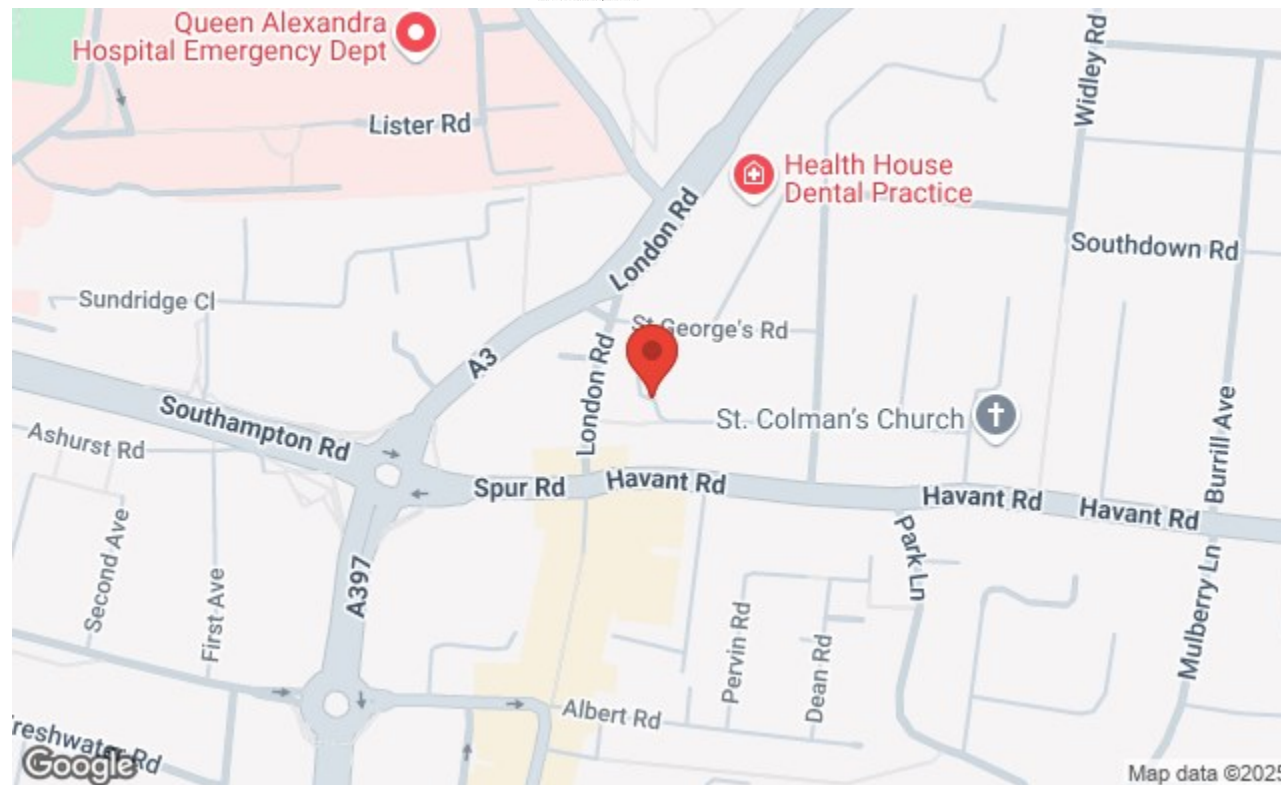


2ND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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.
Made with Metropac (2025)



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



FOR SALE

£190,000

Regal Close, Portsmouth PO6 2EQ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ SECOND FLOOR
- ❖ MODERN KITCHEN
- ❖ MODERN BATHROOM
- ❖ NEAR COSHAM HIGH STREET
- ❖ CLOSE TO QA HOSPITAL
- ❖ ALLOCATED PARKING SPACE
- ❖ 999 YEAR LEASE
- ❖ PERFECT FIRST TIME BUY
- ❖ A MUST VIEW

Welcome to this charming second-floor flat located in the desirable Stuart Court on Regal Close, Cosham. This delightful property boasts a well-designed layout, offering a comfortable living space of 628 square feet.

As you enter, you are greeted by a spacious lounge/diner that is perfect for both relaxation and entertaining. This inviting area features a lovely balcony, allowing you to enjoy fresh air and views. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals.

The flat comprises two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is also modern, ensuring convenience and comfort

for residents.

One of the notable advantages of this property is the allocated parking space, which is a valuable asset in this bustling area. Additionally, the flat is conveniently situated close to Cosham town centre, offering a variety of shops, cafes, and amenities. For those who require access to healthcare, QA Hospital is just a short distance away, making this location particularly appealing.

This property is ideal for first-time buyers, small families, those looking to downsize or looking for an investment opportunity. With its modern features and prime location, it presents an excellent opportunity for comfortable living in Cosham. Do not miss the chance to make this lovely flat your new home.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER

19'4" x 10'4" (5.90 x 3.17)

BALCONY

10'0" x 5'0" (3.07 x 1.54)

KITCHEN

9'0" x 7'10" (2.75 x 2.39)

BEDROOM

44'6" x 11'6" (13.58 x 3.51)

BEDROOM 2

11'8" x 6'3" (3.58 x 1.93)

BATHROOM

5'10" x 5'6" (1.80 x 1.68)

ALLOCATED PARKING SPACE

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

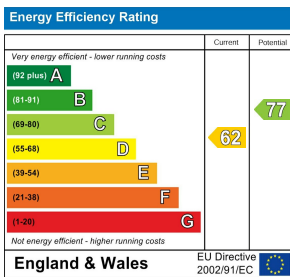
making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

COUNCIL TAX BAND B

£1696



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