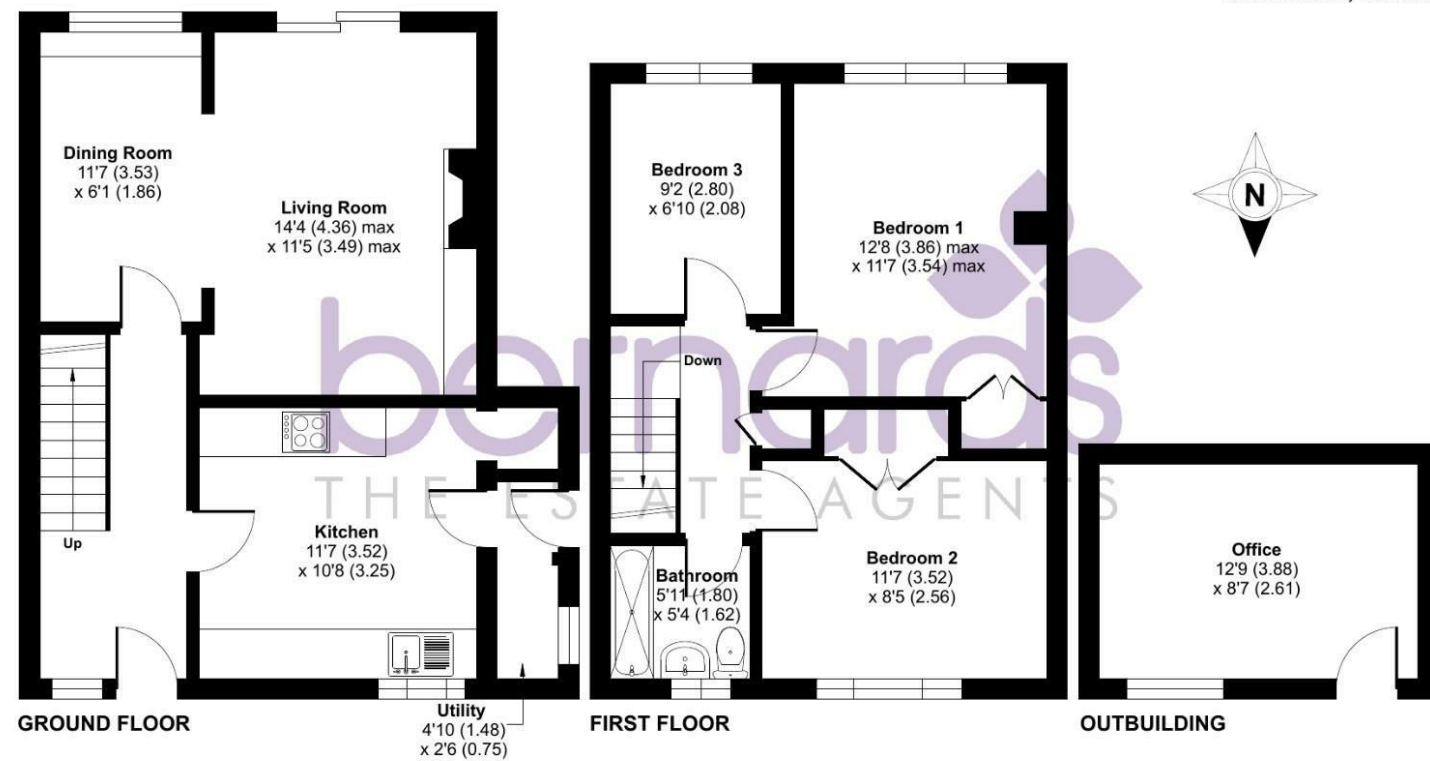
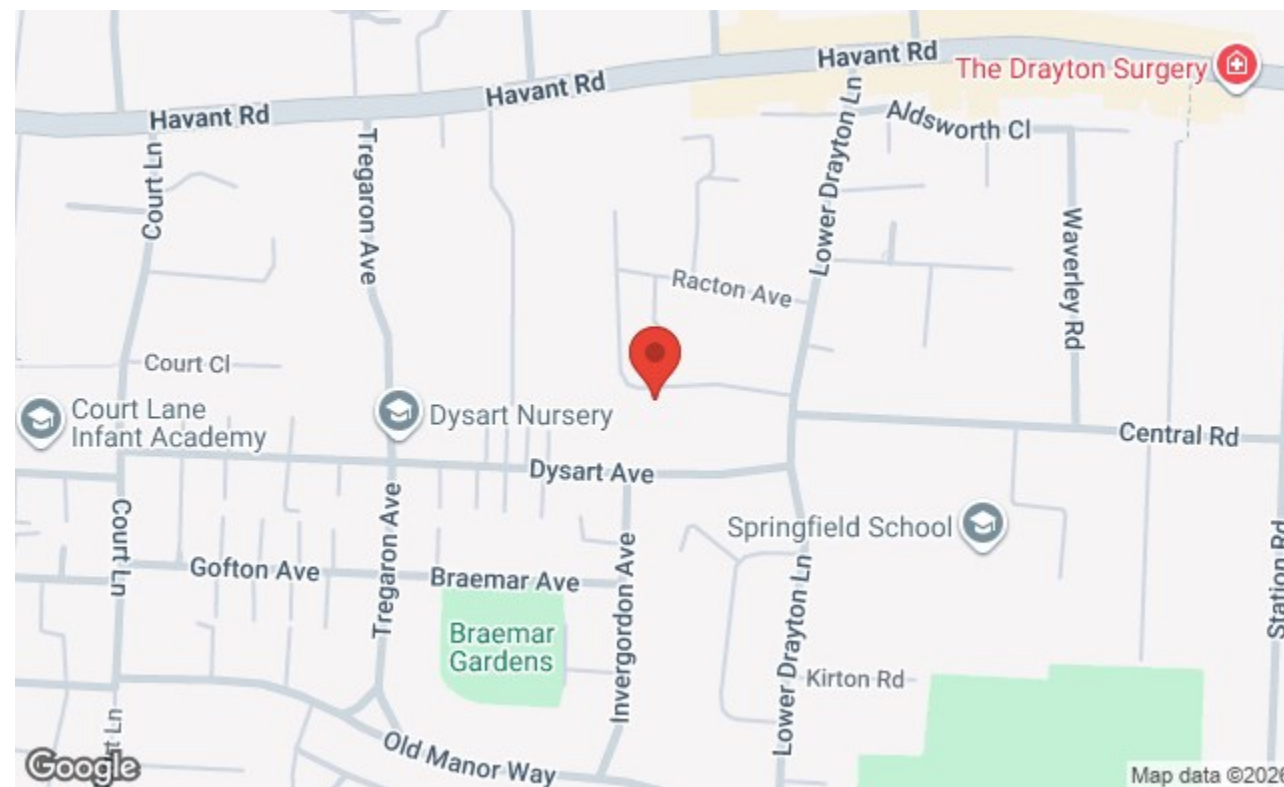


Southbourne Avenue, Portsmouth, PO6

Approximate Area = 901 sq ft / 83.7 sq m
 Outbuilding = 109 sq ft / 10.1 sq m
 Total = 1010 sq ft / 93.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1371306



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



Offers In Excess Of £325,000

Southbourne Avenue, Portsmouth PO6 2HL



HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- GARAGE/OFFICE
- KITCHEN
- UTILITY ROOM
- LOUNGE/DINER
- OFF ROAD PARKING
- COURT LANE CATCHMENT
- CLOSE TO LOCAL AMMENITIES
- GREAT FIRST TIME PURCHASE

Nestled on the desirable Southbourne Avenue in Drayton, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property features a spacious open-plan lounge and dining area, ideal for both relaxation and entertaining. Natural light floods the space, creating a warm and inviting atmosphere. In the kitchen there is an added bonus of a utility room that has plumbing to turn into a downstairs w.c. should that be a preference.

The three well-proportioned bedrooms provide ample space for family living or guests, while the modern bathroom ensures a refreshing retreat. Additionally, the property boasts a garage that has been transformed into an office space, catering to

the needs of those who work from home or require extra storage.

Off-road parking is a significant advantage, allowing for easy access and peace of mind. Families will appreciate being within the Court Lane catchment area, known for its excellent local schools and community spirit.

This delightful home is perfect for those seeking a blend of modern living in a friendly neighbourhood. With its appealing features and prime location, it presents an excellent opportunity for both first-time buyers and families alike. Don't miss the chance to make this lovely property your own.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
14'3" x 11'5" (4.36 x 3.49)

DINING ROOM
11'6" x 6'1" (3.53 x 1.86)

KITCHEN
11'6" x 10'7" (3.52 x 3.25)

UTILITY ROOM
4'10" x 2'5" (1.48 x 0.75)

LANDING

BEDROOM 1
12'7" x 11'7" (3.86 x 3.54)

BEDROOM 2
11'6" x 8'4" (3.52 x 2.56)

BEDROOM 3
6'6", 262'5" x 6'9" (2,80 x 2.08)

BATHROOM
5'10" x 5'3" (1.80 x 1.62)

GARAGE/OFFICE
12'9" x 8'7" (3.89m x 2.62m)

GARDEN

PARKING TO FRONT

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 C
£1939



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