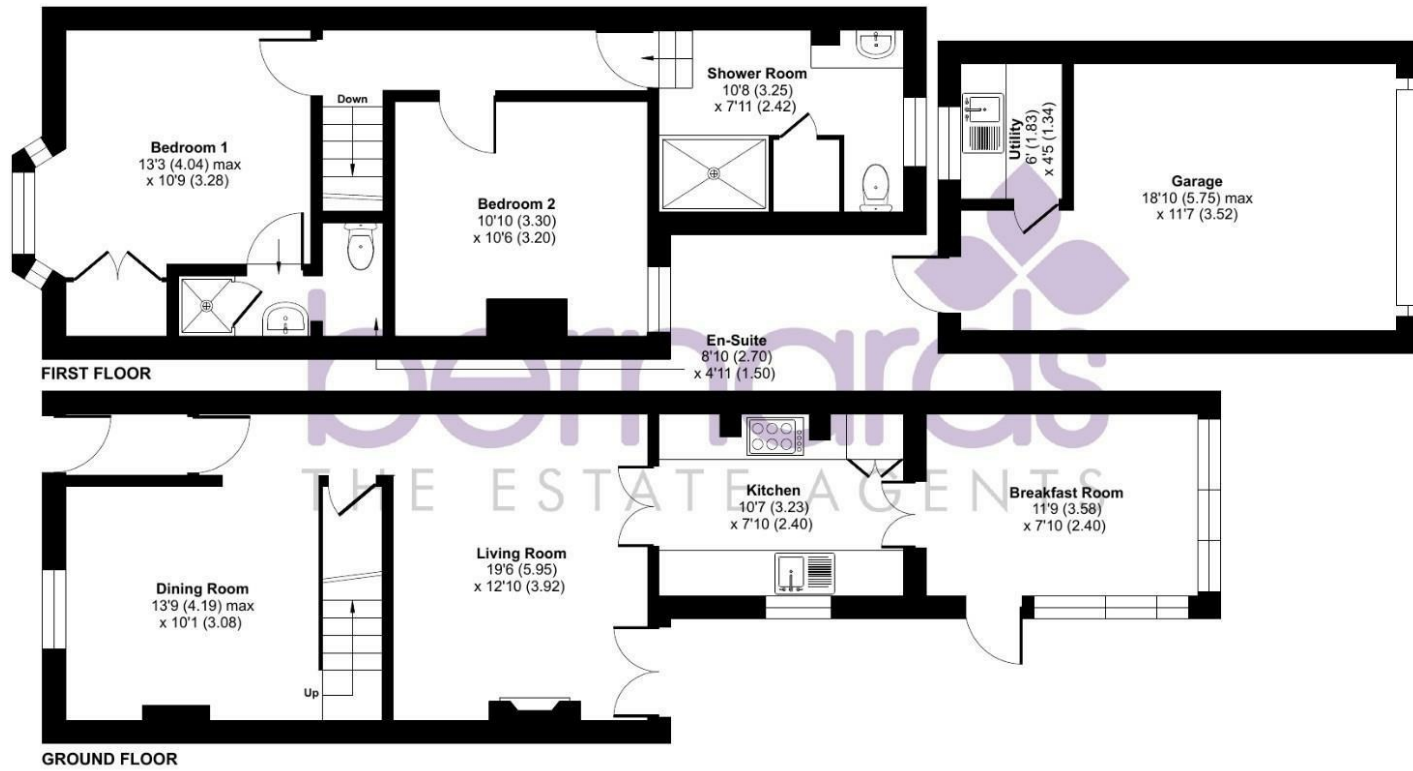




## Park Lane, Cosham, Portsmouth, PO6

Approximate Area = 950 sq ft / 88.2 sq m  
Garage = 218 sq ft / 20.2 sq m  
Total = 1168 sq ft / 108.4 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: 1392836



# Asking Price £290,000

## Park Lane, Portsmouth PO6 2QS



### HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ THREE RECEPTION ROOMS
- ❖ FAMILY SHOWER ROOM
- ❖ GARDEN
- ❖ GARAGE/UTILITY TO REAR
- ❖ PERFECT FIRST TIME BUY
- ❖ CLOSE TO COSHAM STATION
- ❖ CLOSE TO QA HOSPITAL
- ❖ A MUST VIEW

Located in the desirable area of Park Lane, Cosham, Portsmouth, this charming end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,168 square feet, the property features two spacious double bedrooms, including a master suite complete with an en-suite bathroom, ensuring a private retreat for relaxation.

The house boasts three well-appointed reception rooms, providing ample space for both entertaining guests and enjoying family time. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout.

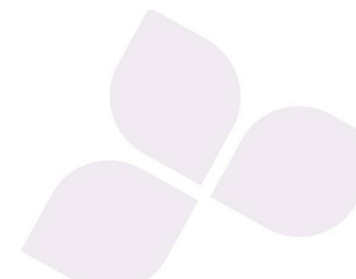
In addition to the generous living space, the

property includes two modern bathrooms, catering to the needs of a busy household. A garage located at the rear of the property adds practicality, offering secure parking and additional storage options.

Situated close to Queen Alexandra Hospital and Cosham mainline station, this home is ideally positioned for those who commute or require easy access to local amenities. The surrounding area is well-served by shops, schools, and parks, making it an excellent choice for families and professionals alike.

This delightful end-terrace house on Park Lane presents a wonderful opportunity for anyone seeking a comfortable and well-located home in Portsmouth. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

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



Call today to arrange a viewing

02392 728 091

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

**DINING ROOM**  
13'8" x 10'1" (4.19 x 3.08)

**LIVING ROOM**  
19'6" x 12'10" (5.95 x 3.92)

**KITCHEN**  
10'7" x 7'10" (3.23 x 2.40)

**BREAKFAST ROOM**  
11'8" x 7'10" (3.58 x 2.40)

## LANDING

**BEDROOM 1**  
13'3" x 10'9" (4.04 x 3.28)

**EN-SUITE**  
8'10" x 4'11" (2.70 x 1.50)

**BEDROOM 2**  
10'9" x 10'5" (3.30 x 3.20)

**SHOWER ROOM**  
10'7" x 7'11" (3.25 x 2.42)

## GARDEN

**GARAGE**  
18'10" x 11'6" (5.75 x 3.52)

**UTILITY**  
6'0" x 4'4" (1.83 x 1.34)

## 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

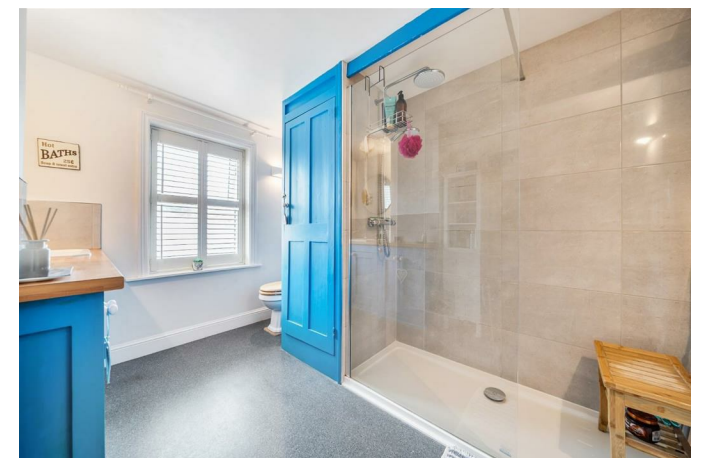
## BERNARDS OFFER CHECK PROCEDURE

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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