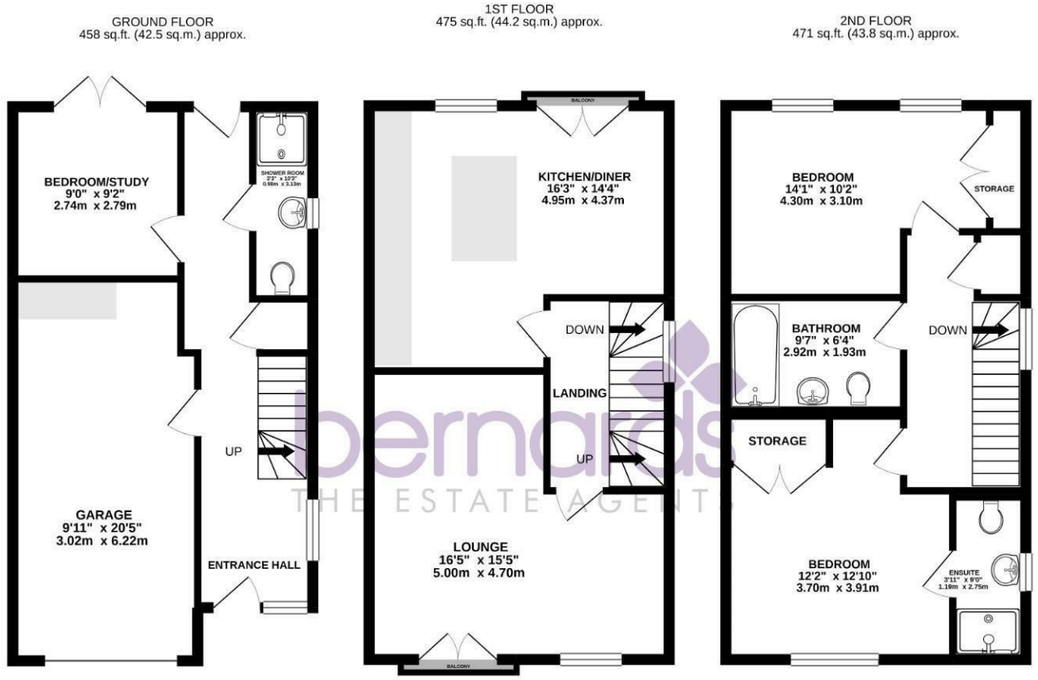

TOTAL FLOOR AREA : 1404 sq.ft. (130.5 sq.m.) approx.

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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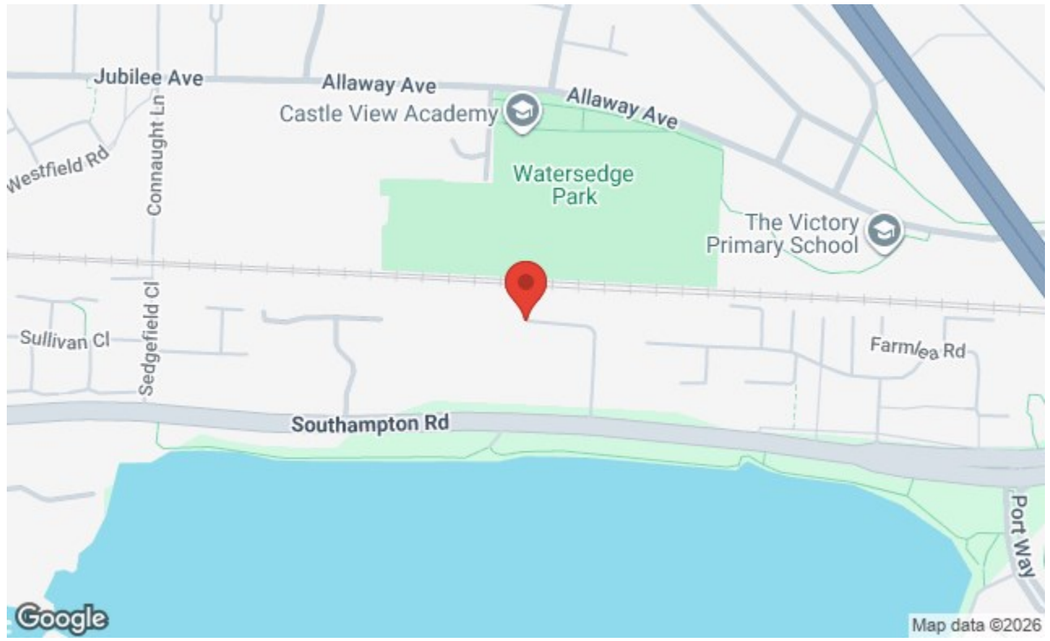

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers Over £400,000

Nautilus Drive, Portsmouth PO6 4FF

bernards THE ESTATE AGENTS

3 2 1

HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- GARAGE
- OFF ROAD PARKING
- OPEN PLAN KITCHEN / DINER
- MODERN THROUGHOUT
- EN-SUITE TO THE MASTER BEDROOM
- BUILT IN STORAGE
- TOWNHOUSE

Nestled in the desirable area of Nautilus Drive, Portsmouth, this stunning three-bedroom townhouse offers a perfect blend of modern living and comfort. The property is presented in immaculate condition, making it an ideal choice for families or professionals seeking a stylish home.

The open-plan kitchen diner is a standout feature, designed for both functionality and social gatherings. This area is perfect for entertaining guests or enjoying family meals, with ample space for dining and cooking.

The townhouse boasts three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. The additional two bedrooms are versatile and can be used as guest rooms, children's rooms, or even a home office, catering to your individual needs.

The property also benefits from a garage and off-road parking, providing secure and convenient parking options.

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PROPERTY INFORMATION

BEDROOM THREE / STUDY
8'11" x 9'1" (2.74 x 2.79)

GARAGE
9'10" x 20'4" (3.02 x 6.22)

LOUNGE
16'4" x 15'5" (5.00 x 4.70)

KITCHEN / DINER
16'2" x 14'4" (4.95 x 4.37)

BEDROOM ONE
12'1" x 12'9" (3.70 x 3.91)

ENSUITE

BATHROOM

BEDROOM TWO
14'1" x 10'2" (4.30 x 3.10)

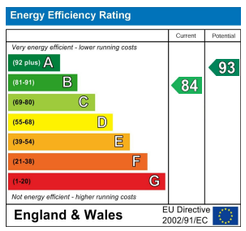
ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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.

FREE/LEASE
Freehold

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.

ESTATE CHARGE
2025 Estate charge was £331 per annum , this could be subjust to a small change .



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