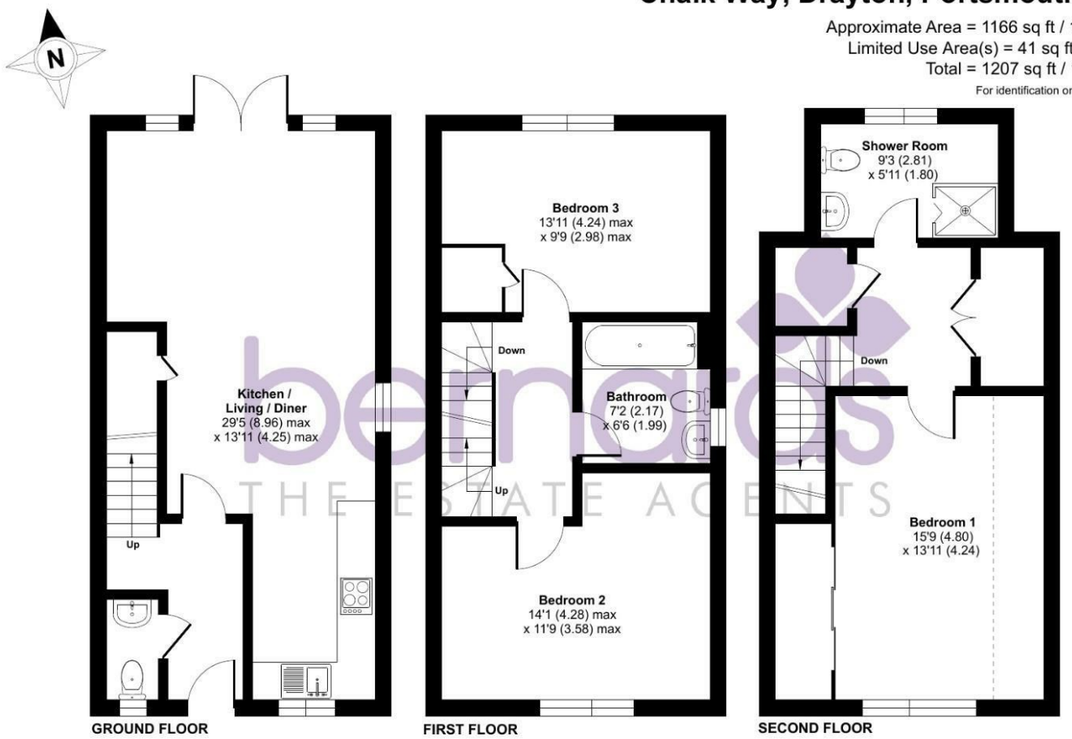
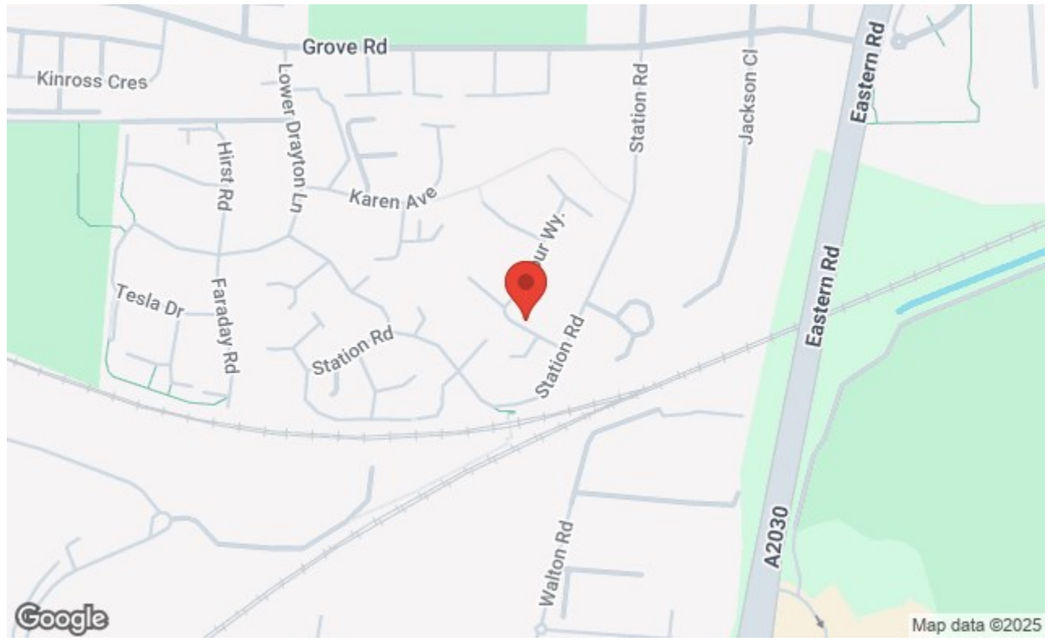
Chalk Way, Drayton, Portsmouth, PO6

Approximate Area = 1166 sq ft / 108.3 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 1207 sq ft / 112.1 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1289011



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

FOR SALE

Asking Price £400,000

Chalk Way, Drayton PO6 1DW

bernards THE ESTATE AGENTS

3 2 1

HIGHLIGHTS

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- KITCHEN/DINER
- EN-SUITE
- ENCLOSED REAR GARDEN
- CENTRAL DRAYTON
- CLOSE TO SHOPS
- A MUST VIEW

Nestled in the charming area of Chalk Way, Drayton, this modern townhouse presents an excellent opportunity for families and professionals alike. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and privacy. The master bedroom features an ensuite bathroom, providing a touch of luxury and convenience.

The ground floor comprises a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, a downstairs w.c. adds to the practicality of the layout, making it ideal for busy households.

For those with vehicles, the property offers off-road parking for two cars, a valuable asset in today's urban environment. The low-maintenance garden is a delightful outdoor space, allowing you to enjoy the fresh air without the burden of extensive upkeep.

This townhouse combines modern living with comfort, making it a perfect choice for anyone seeking a stylish and functional home in a desirable location. 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

W.C.

KITCHEN/DINER
29'4" x 13'11" (8.96 x 4.25)

LANDING

BEDROOM 2
14'0" x 11'8" (4.28 x 3.58)

BEDROOM 3
13'10" x 9'9" (4.24 x 2.98)

BATHROOM
7'1" x 6'6" (2.17 x 1.99)

LANDING

BEDROOM 1
15'8" x 13'10" (4.80 x 4.24)

SHOWER ROOM
9'2" x 5'10" (2.81 x 1.80)

PARKING FOR TWO CARS

GARDEN

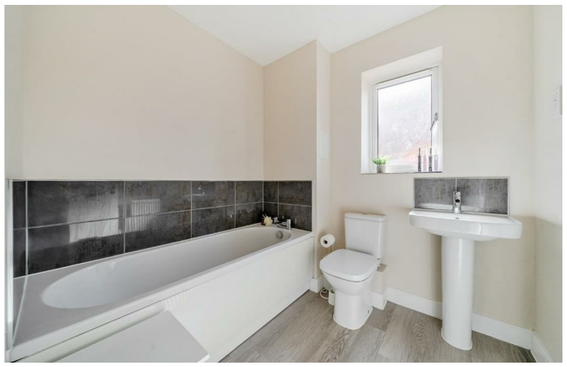
ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy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

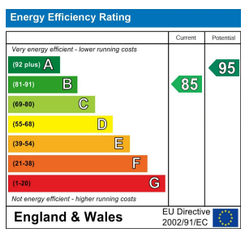
BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. 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 D
£2181

ESTATE SERVICE CHARGE
Approx 250 per annum





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