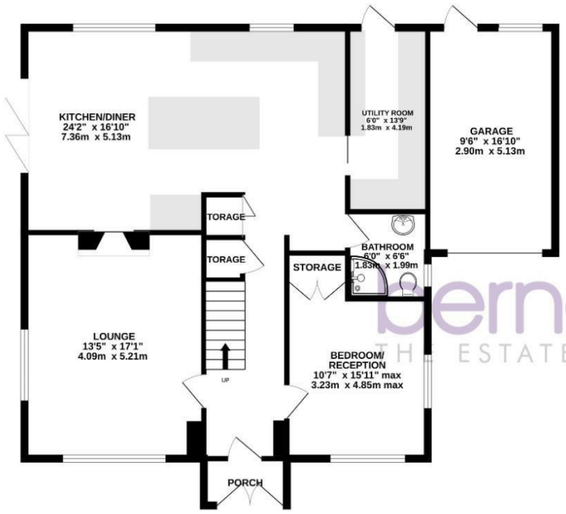
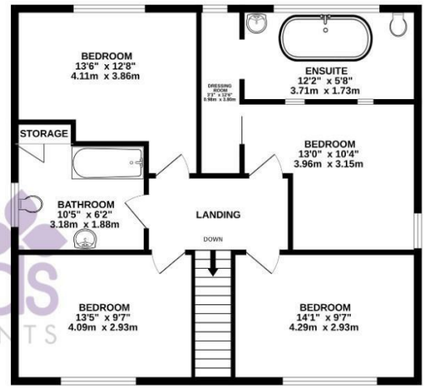
GROUND FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



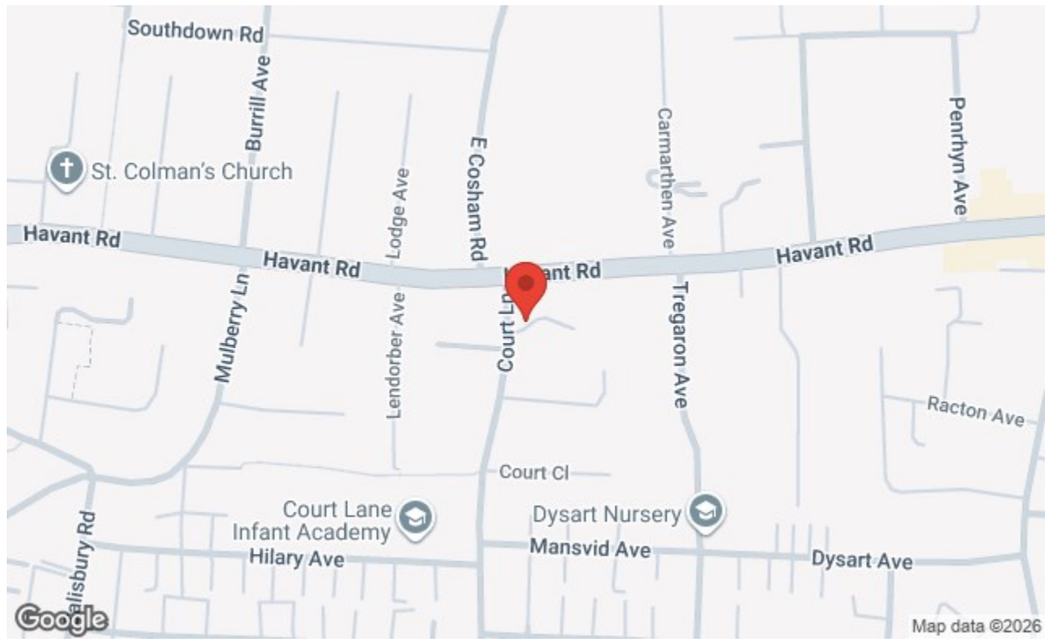
1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1975 sq.ft. (183.5 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 In Excess Of £700,000

East Court, Portsmouth PO6 2NX



5 3 2

HIGHLIGHTS

- DETACHED HOUSE IN CUL-DE-SAC
- FOUR / FIVE BEDROOMS
- 24FT OPEN PLAN KITCHEN / DINER
- GARAGE & DRIVE
- UTILITY ROOM
- THREE BATHROOMS
- MODERN FINISH
- GOOD SCHOOL CATCHMENT
- EN-SUITE TO MAIN BEDROOM
- GOOD SIZED REAR GARDEN

Nestled in the sought-after area of East Court, Cosham, Portsmouth, this impressive detached house offers a perfect blend of space and modern living. Spanning an expansive 1,975 square feet, the property boasts five well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning 24ft modern kitchen and dining area, designed to cater to both everyday meals and special occasions. With three bathrooms, including en-suite facilities, convenience and comfort are assured for all family members and guests.

The property also features a garage and a driveway, providing parking for two vehicles, which is a valuable asset in this desirable location. The good-sized rear garden offers a private outdoor space, perfect for children to play or for hosting summer gatherings.

This home is ready for you to move in and make it your own. This is a rare opportunity to acquire a spacious and well-appointed family residence in a prime location. Do not miss the chance to view this exceptional property.

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

PROPERTY INFORMATION

HALLWAY

LOUNGE
13'5" x 17'1" (4.09 x 5.21)

RECEPTION / BEDROOM
10'7" x 15'10" (3.23 x 4.85)

BATHROOM

KITCHEN / DINER
24'1" x 16'9" (7.36 x 5.13)

UTILITY ROOM
6'0" x 13'8" (1.83 x 4.19)

BEDROOM
12'11" x 10'4" (3.96 x 3.15)

EN-SUITE
12'2" x 5'8" (3.71 x 1.73)

BEDROOM
13'5" x 12'7" (4.11 x 3.86)

BEDROOM
14'0" x 9'7" (4.29 x 2.93)

BEDROOM
13'5" x 9'7" (4.09 x 2.93)

BATHROOM
10'5" x 6'2" (3.18 x 1.88)

GARAGE
9'6" x 16'9" (2.90 x 5.13)

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.

FREE/LEASE

Freehold





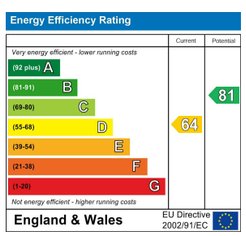












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