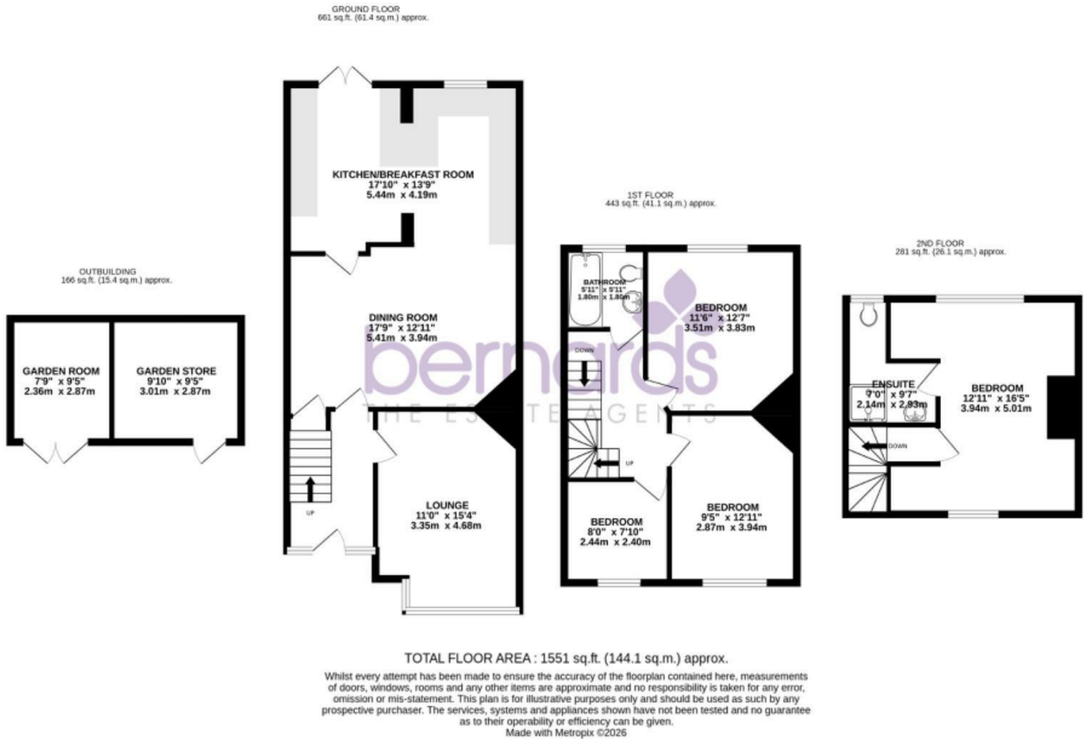
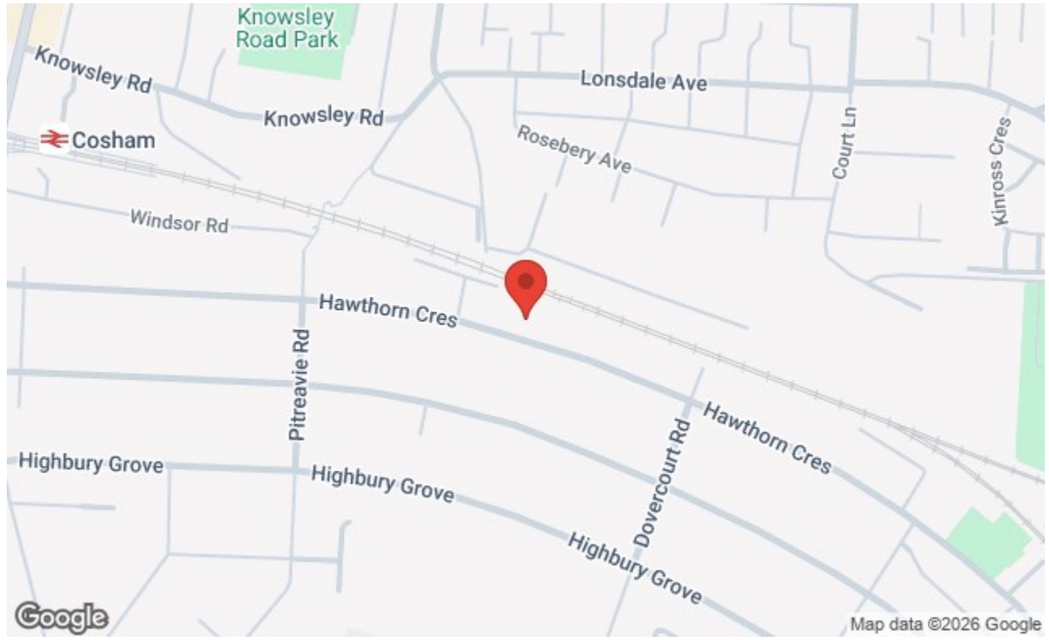




The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £365,000

Hawthorn Crescent, Portsmouth PO6 2TJ

bernards THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- FOUR BEDROOMS
- OFF ROAD PARKING
- OPEN PLAN LIVING
- SEPERATE LOUNGE
- FAMILY BATHROOM
- 1551 SQFT
- LARGE DINING ROOM
- SOUGHT AFTER HIGHBURY ESTATE
- ENSUITE TO MAIN BEDROOM
- GARDEN ROOM

Nestled in the desirable Hawthorn Crescent of Cosham, Portsmouth, this charming mid-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,551 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The main bedroom features an ensuite bathroom, providing a private retreat for relaxation.

The ground floor is thoughtfully designed with two inviting reception rooms, including a separate lounge for quiet evenings and a dining room perfect for family gatherings. The open-plan kitchen breakfast room is a highlight, offering a spacious area for culinary creativity and casual dining. This layout encourages a warm and welcoming atmosphere, ideal for entertaining guests or enjoying family time.

In addition to the ample living space, the property includes a family bathroom, ensuring convenience for all residents. Outside, the home benefits from off-road parking for two vehicles, a valuable asset in this sought-after area. The garden room adds an extra touch of charm, providing a delightful space to unwind and enjoy the outdoors.

Situated in a highly regarded estate, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its blend of space, comfort, and location, this home is not to be missed.

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

PROPERTY INFORMATION

LOUNGE
10'11" x 15'4" (3.35 x 4.68)

DINING ROOM
17'8" x 12'11" (5.41 x 3.94)

KITCHEN / BREAKFAST ROOM
17'10" x 12'11" (5.44 x 3.94)

BEDROOM TWO
11'6" x 12'6" (3.51 x 3.83)

BEDROOM THREE
9'4" x 12'11" (2.87 x 3.94)

BEDROOM FOUR
8'0" x 7'10" (2.44 x 2.40)

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

BEDROOM ONE
12'11" x 16'5" (3.94 x 5.01)

ENSUITE
7'0" x 9'7" (2.14 x 2.93)

GARDEN ROOM

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
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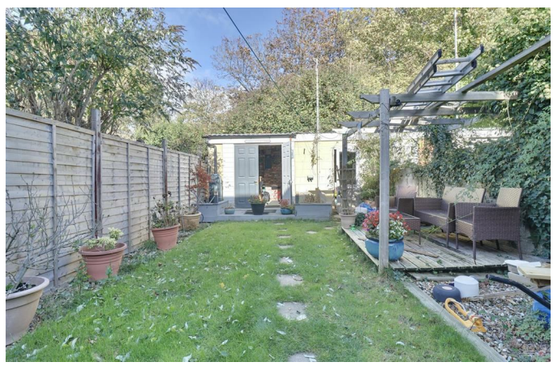


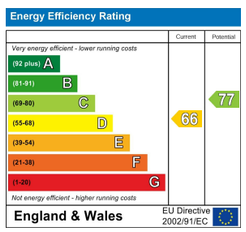












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