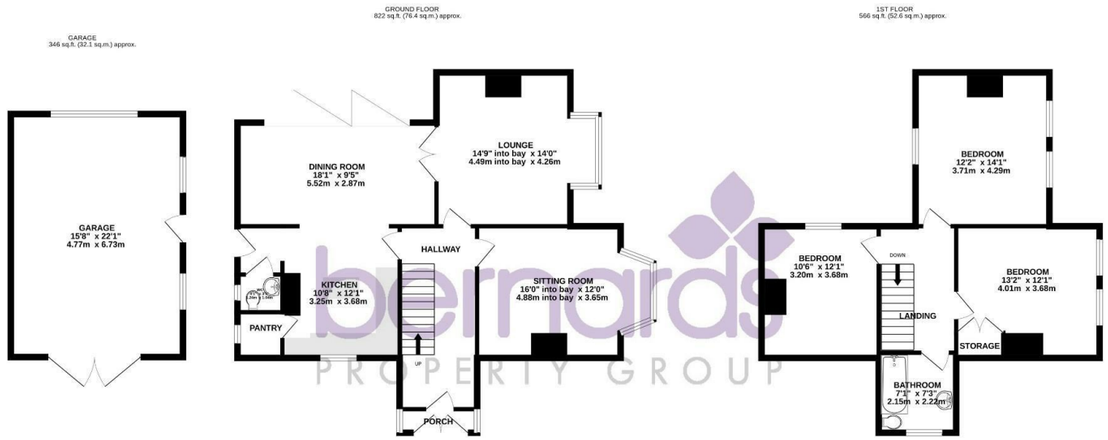

TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.

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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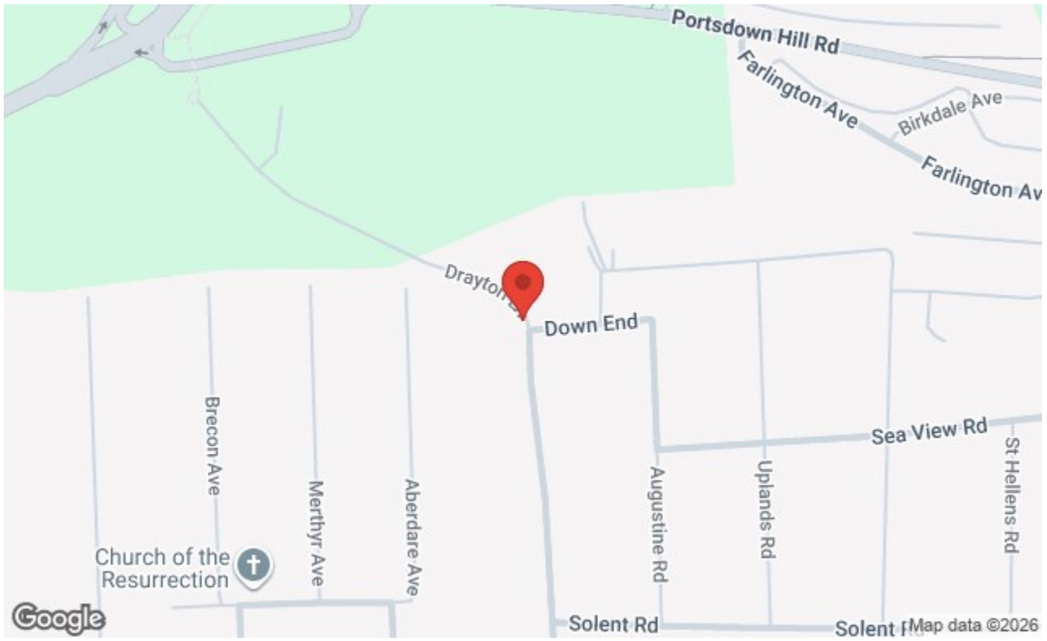

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FOR SALE

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HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- GARAGE & DRIVE
- PERIOD FEATURES THROUGHOUT THE HOME
- SOUTH FACING REAR GARDEN
- SOUGHT AFTER DRAYTON LANE
- THREE RECEPTION ROOMS
- BI-FOLDS ONTO RAISED DECKING
- FITTED KITCHEN
- FAMILY BATHROOM

Nestled in the sought-after Drayton Lane area of Portsmouth, this charming detached house offers a perfect blend of modern living and period features. Spanning an impressive 1,734 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy hallway that leads to three well-appointed reception rooms. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, or a playroom for the children. The highlight of the living area is the stunning bifold doors that open up to the south-facing rear garden, seamlessly connecting indoor and outdoor living.

The family bathroom is conveniently located, providing a functional yet stylish space for relaxation. The property retains many period features, adding character and charm throughout.

Outside, the south-facing garden is perfect for enjoying sunny days, while the garage and parking space for multiple vehicles ensure that convenience is at the forefront of this home.

This delightful property on Drayton Lane is not just a house; it is a place where memories can be made. With its generous living spaces, beautiful garden, and prime location, it presents an exceptional opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this wonderful house your new home.

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PROPERTY INFORMATION

STORM PORCH

HALLWAY

SITTING ROOM
16'0" x 11'11" (4.88 x 3.65)

LOUNGE
14'8" x 13'11" (4.49 x 4.26)

DINING ROOM
18'1" x 9'4" (5.52 x 2.87)

KITCHEN
10'7" x 12'0" (3.25 x 3.68)

WC

LANDING

BEDROOM ONE
12'2" x 14'0" (3.71 x 4.29)

BEDROOM TWO
13'1" x 12'0" (4.01 x 3.68)

BATHROOM
7'0" x 7'3" (2.15 x 2.22)

BEDROOM THREE
10'5" x 12'0" (3.20 x 3.68)

GARAGE
15'7" x 22'0" (4.77 x 6.73)

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

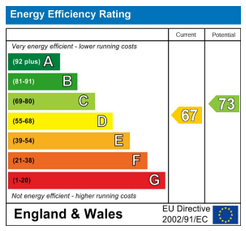
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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 - F



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