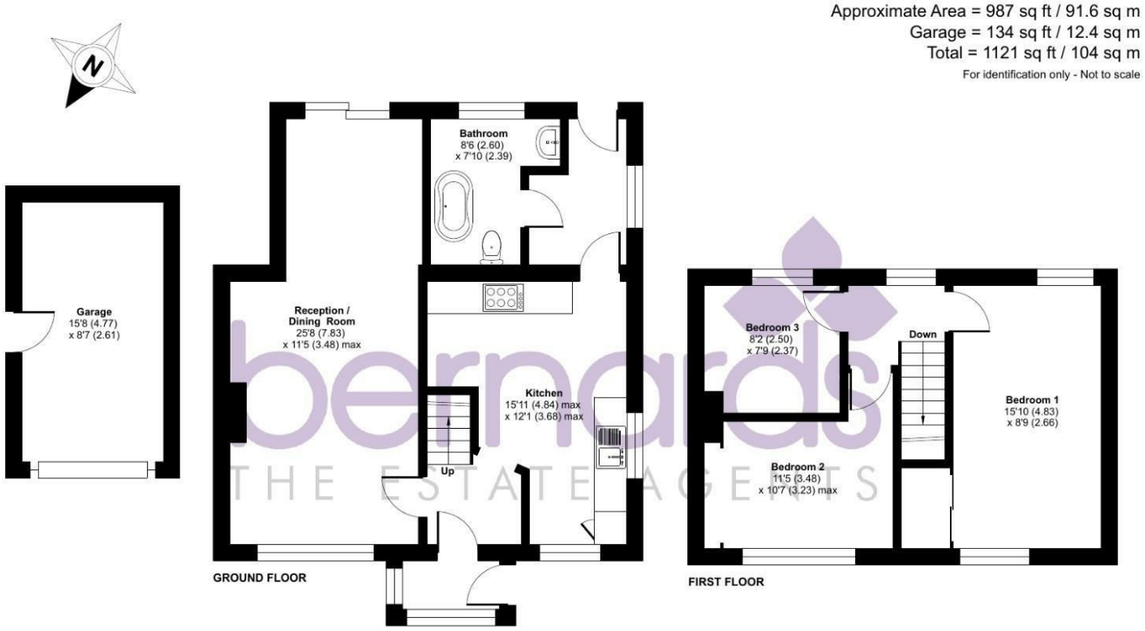
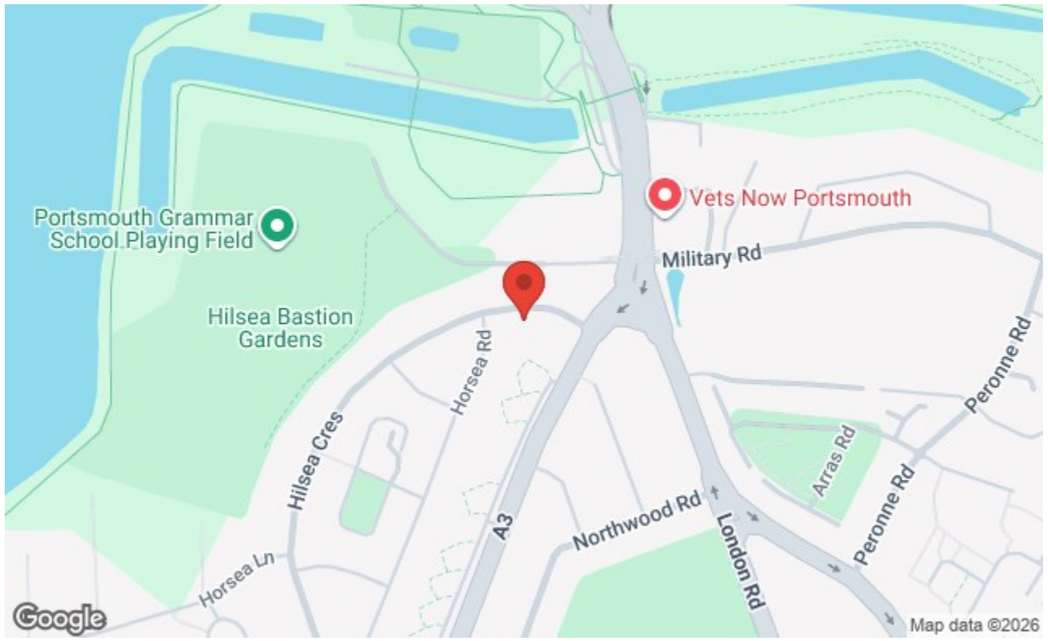
# Hilsea Crescent, Portsmouth, PO2

Approximate Area = 987 sq ft / 91.6 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1121 sq ft / 104 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1438422




FOR SALE

£290,000

Hilsea Crescent, Portsmouth PO2 9SN

bernards THE ESTATE AGENTS

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## HIGHLIGHTS

- SEMI-DETACHED HOUSE
- DRIVEWAY TO FRONT
- GARAGE
- THREE BEDROOM FAMILY HOME
- OPEN PLANNED LIVING/DINING
- MODERN FITTED KITCHEN
- DOWNSTAIRS MODERN BATHROOM
- PERFECT FIRST TIME PURCHASE
- BEAUTIFULLY PRESENTED
- CALL TO ARRANGE INTERNAL VIEWING

A beautifully presented three-bedroom semi-detached family home, ideally situated in the popular Hilsea area of Portsmouth. This fantastic property offers modern living throughout and is perfectly suited for first-time buyers or growing families.

The ground floor boasts a spacious open-plan living and dining area, creating a bright and welcoming space ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed with contemporary units and ample workspace, while a stylish downstairs bathroom adds to the home's practicality.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for family living.

Externally, the home benefits from a driveway to the front, offering convenient off-road parking, along with a garage for additional storage or vehicle use.

This home is beautifully presented throughout, allowing any buyer to move straight in with ease.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

# PROPERTY INFORMATION

## DRIVEWAY

## GARAGE
15'7" x 8'6" (4.77 x 2.61)

## PORCH/ENTRANCE

## LIVING ROOM/DINING ROOM
25'8" x 11'5" (7.83 x 3.48)

## KITCHEN
15'10" x 12'0" (4.84 x 3.68)

## BATHROOM
8'6" x 7'10" (2.60 x 2.39)

## GARDEN

## FIRST FLOOR

## BEDROOM ONE
15'10" x 8'8" (4.83 x 2.66)

## BEDROOM TWO
11'5" x 10'7" (3.48 x 3.23)

## BEDROOM THREE
8'2" x 7'9" (2.50 x 2.37)

## 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

## 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 conveyance 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.

## MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

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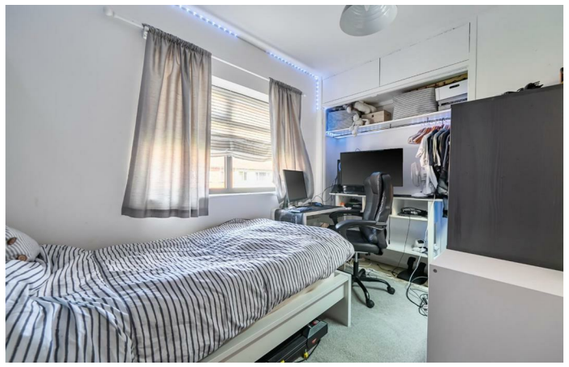

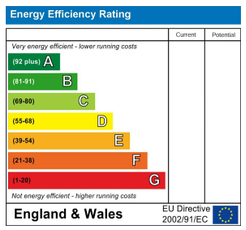


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