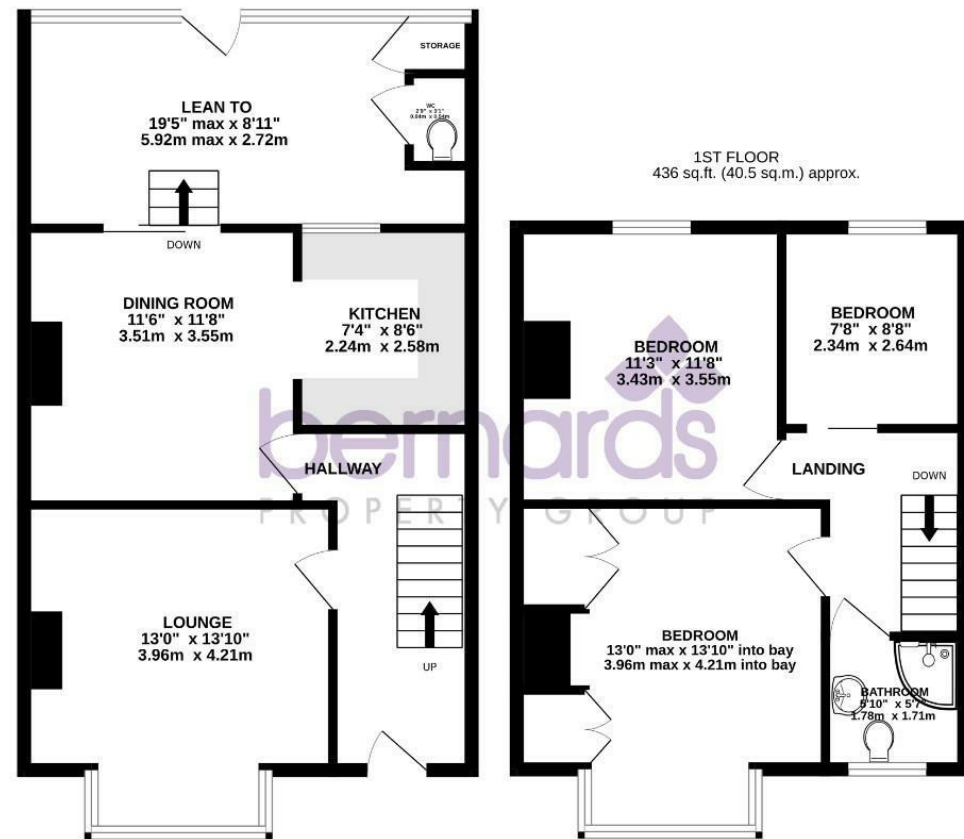
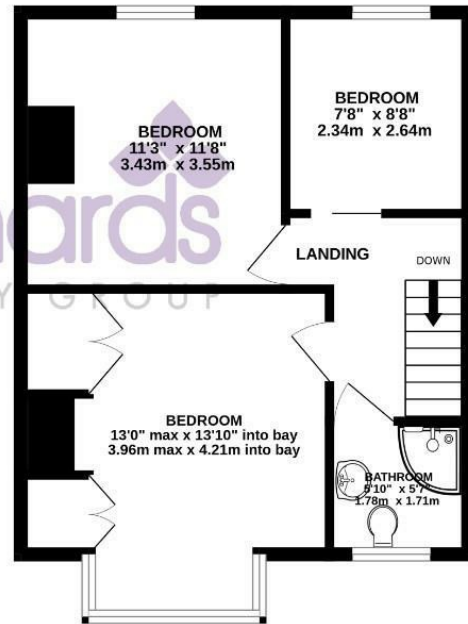


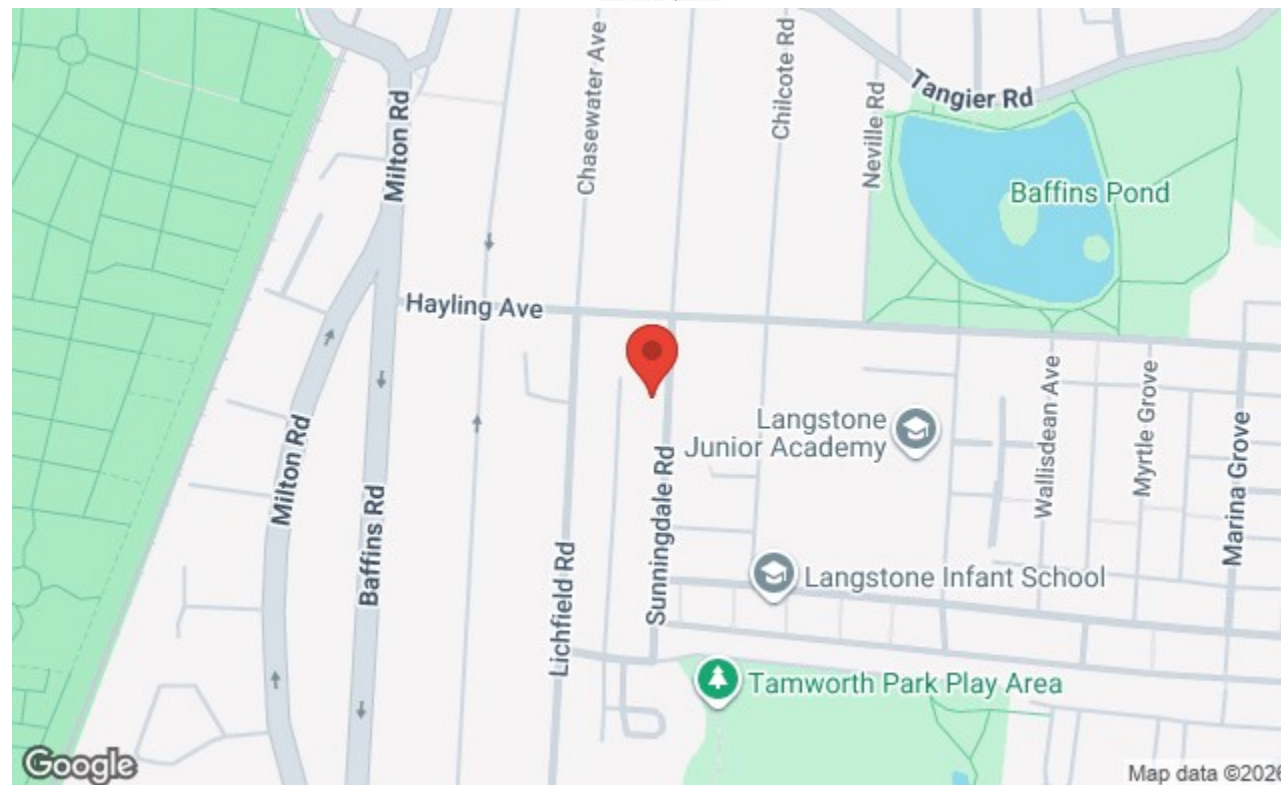
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

Asking Price £270,000

Sunningdale Road, Portsmouth PO3 6EX

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SPACIOUS TERRACED HOME
- ❖ TWO LARGE RECEPTIONS
- ❖ THREE VERSATILE BEDROOMS
- ❖ FAMILY SHOWER ROOM
- ❖ DOUBLE BAY FRONTED
- ❖ LOW MAINTENANCE SUNNY GARDEN
- ❖ PARKING ON ROAD - NO PERMITS
- ❖ OPEN KITCHEN/DINING DESIGN
- ❖ WELCOMING ENTRANCE
- ❖ CENTRALLY LOCATED WITHIN BAFFINS

Located on the charming Sunningdale Road in Portsmouth, this delightful mid-terrace family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,046 square feet, the property features two inviting reception rooms, including a spacious bay-fronted lounge that welcomes natural light, creating a warm and inviting space to enjoy.

The open design seamlessly connects the rear kitchen and dining area, which is currently utilised as a secondary lounge, providing ample space for family gatherings and entertaining guests. The lean-to extension opens beautifully into a sunny, low-maintenance garden, ideal for enjoying the outdoors or hosting summer barbecues. The garden also benefits from gated access,

enhancing both privacy and convenience.

On the first floor, you will find two generously sized double bedrooms and a single bedroom, perfect for a growing family or accommodating guests. The family shower room completes this level, ensuring that all your needs are met.

Parking is readily available on the road without the need for a permit, adding to the practicality of this lovely home. With its excellent location and well-thought-out layout, this three-bedroom mid-terrace house is an ideal choice for families seeking a comfortable and accessible living space in Portsmouth. Don't miss the opportunity to make this charming property your new home.

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



PROPERTY INFORMATION

LOUNGE
12'11" x 13'9" (3.96 x 4.21)

KITCHEN
7'4" x 8'5" (2.24 x 2.58)

DINING ROOM
11'6" x 11'7" (3.51 x 3.55)

LEAN TO
19'5" x 8'11" (5.92 x 2.72)

BEDROOM ONE
12'11" x 13'9" (3.96 x 4.21)

BEDROOM TWO
11'3" x 11'7" (3.43 x 3.55)

BEDROOM THREE
7'8" x 8'7" (2.34 x 2.64)

FAMILY SHOWER ROOM
5'10" x 5'7" (1.78 x 1.71)

COUNCIL TAX BAND C

MORTGAGE SERVICES

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 then we can certainly help.

OFFER CHECK

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

REMOVALS

Also here at Bernards we like to offer our clients the

complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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