

Offers In Excess Of £160,000

Fratton Road, Portsmouth PO1 5JX



HIGHLIGHTS

- ❖ MAISONETTE
- ❖ TWO DOUBLE BEDROOMS
- ❖ FITTED KITCHEN
- ❖ BRIGHT AND AIRY LOUNGE
- ❖ THREE PIECE BATHROOM
- ❖ GATED DEVELOPMENT
- ❖ WELL PRESENTED THROUGHOUT
- ❖ NO FORWARD CHAIN
- ❖ PERMIT PARKING
- ❖ NEW LEASE TBC

Nestled on Fratton Road, accessible via Manor Road, this well-presented two-bedroom maisonette offers a delightful living experience. The property boasts a bright and airy open-plan kitchen and lounge, creating a welcoming space perfect for both relaxation and entertaining. The modern design ensures that natural light floods the area, enhancing the overall ambiance.

The maisonette features two comfortable bedrooms, providing ample space for rest and personalisation. The three-piece bathroom is thoughtfully designed, catering

to all your daily needs with style and convenience.

One of the standout features of this property is its location, set back from the main road within a gated development. This not only provides a sense of security but also ensures a peaceful environment.

With no forward chain, this maisonette is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a central location. Don't miss the chance to view this charming home.

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





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PROPERTY INFORMATION

LIVING ROOM
13'3" x 11'8" (4.06 x 3.58)

KITCHEN
8'9" x 8'5" (2.67 x 2.57)

BEDROOM ONE
15'5" x 10'9" (4.70 x 3.30)

BEDROOM TWO
8'9" x 8'2" (2.67 x 2.51)

BATHROOM
8'3" x 7'4" (2.54 x 2.26)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : B £1,696.27

Leasehold Information
Lease Length: NEW LEASE
TBC
Ground Rent: TBC
Service Charge: TBC

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

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.

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.

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



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		
England & Wales	EU Directive 2002/91/EC	





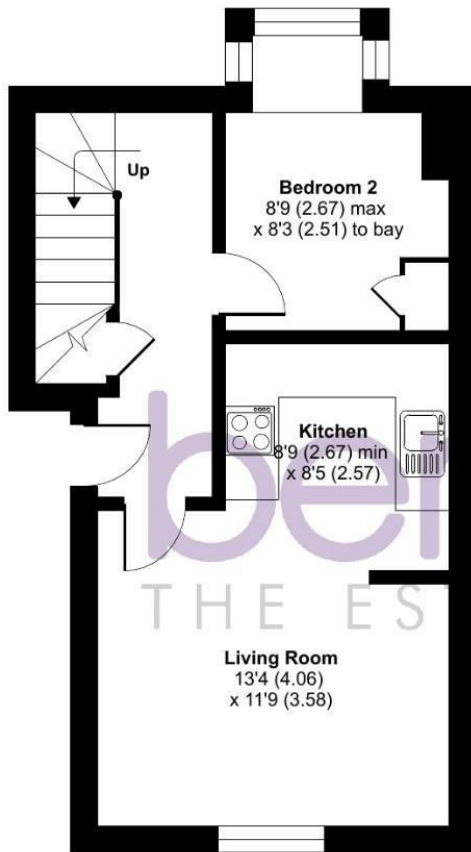
Fratton Road, Portsmouth, PO1

Approximate Area = 648 sq ft / 60.1 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 695 sq ft / 64.5 sq m

For identification only - Not to scale

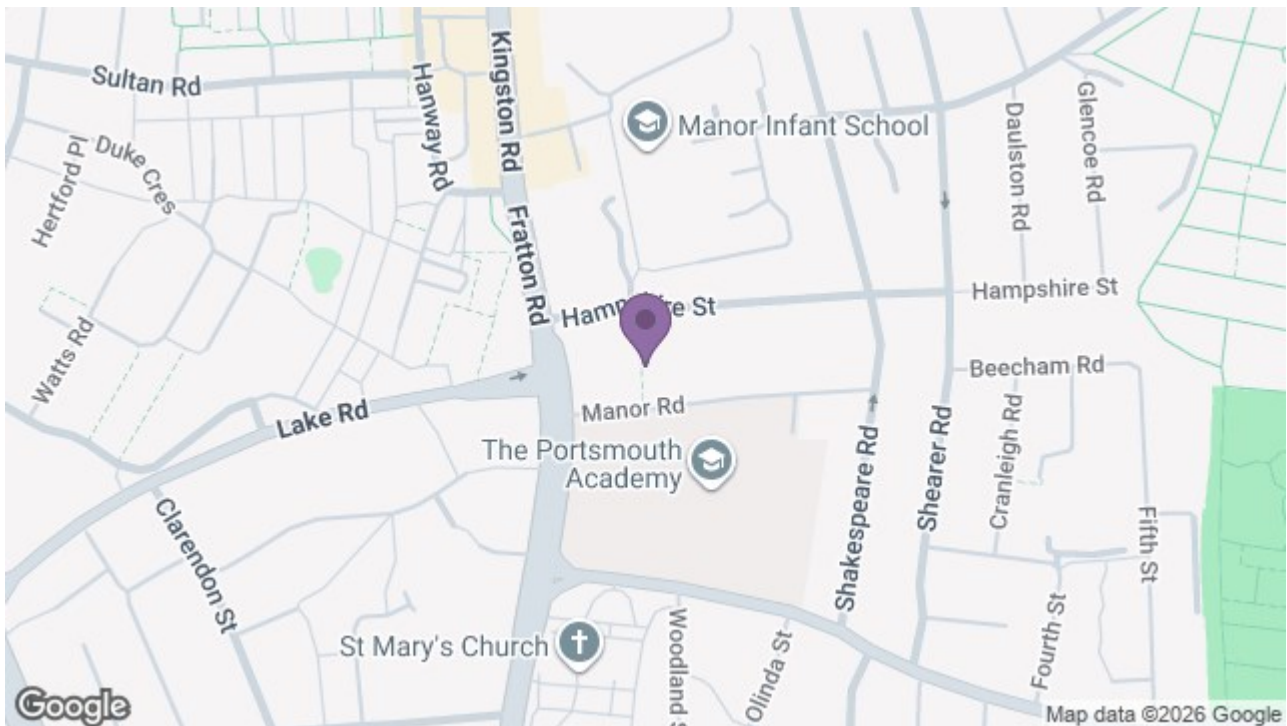


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1488064



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