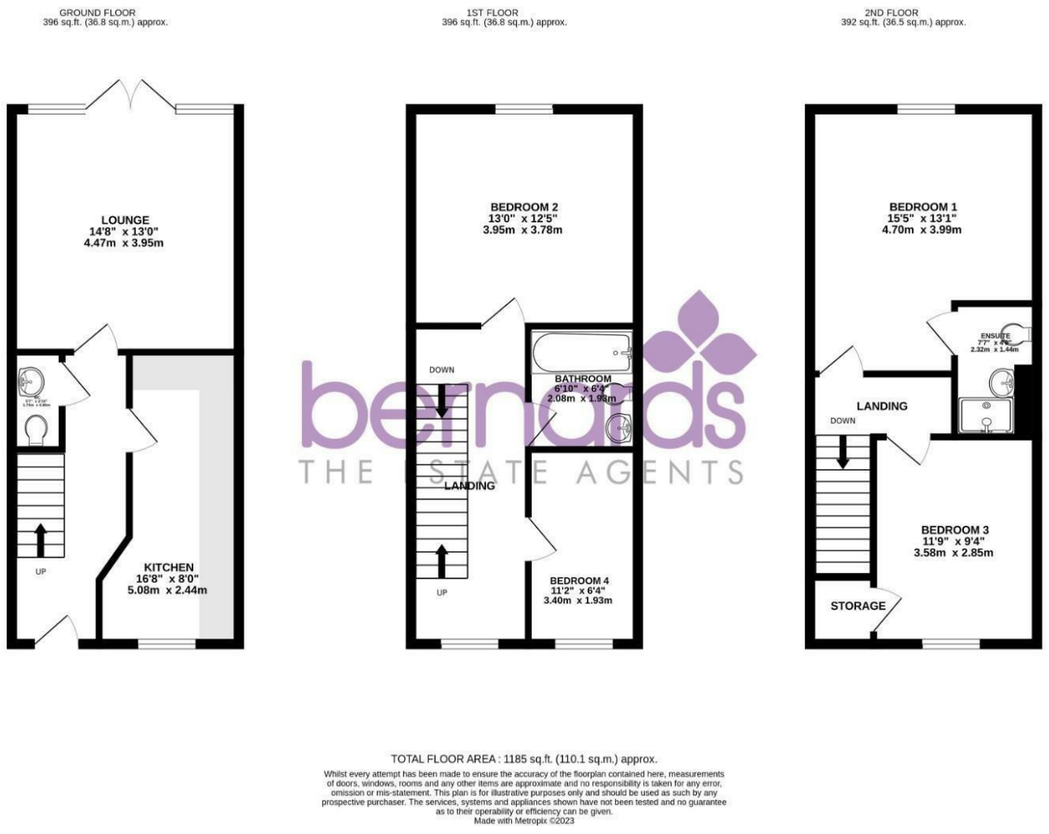
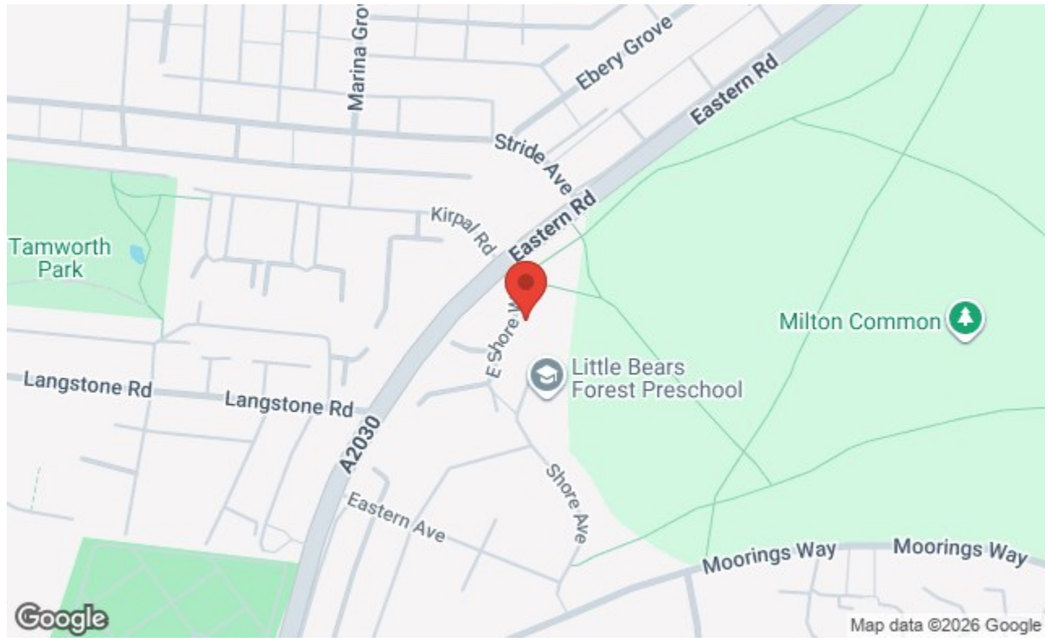


TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

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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FOR SALE

Offers In Excess Of £350,000

East Shore Way, Portsmouth PO3 6FY

bernards THE ESTATE AGENTS



4 2 1

HIGHLIGHTS

- END OF TERRACE
- TOWNHOUSE
- DRIVEWAY
- FOUR BEDROOMS
- TWO BATHROOMS
- GROUND FLOOR LOUNGE
- GROUND FLOOR KITCHEN
- DOWNSTAIRS WC
- LOW MAINTENANCE GARDEN
- NO FORWARD CHAIN

Situated in the popular East Shore Way, this attractive townhouse offers spacious and versatile accommodation arranged over three floors, making it an excellent choice for families, professionals or those seeking additional space.

The ground floor comprises a generous lounge and well-appointed kitchen, creating a comfortable and sociable environment for both everyday living and entertaining.

Across the upper floors are four well-proportioned bedrooms, offering excellent flexibility for family members, guests or those working from home. Two bathrooms provide additional convenience and complement the generous accommodation.

Externally, the property benefits from a private driveway, providing valuable off-road parking. The property is offered with no forward chain, providing an appealing opportunity for buyers looking for a smooth and straightforward move.

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

PROPERTY INFORMATION

KITCHEN
16'7" x 8'0" (5.08 x 2.44)

LOUNGE
14'7" x 12'11" (4.47 x 3.95)

BEDROOM ONE
15'5" x 13'1" (4.70 x 3.99)

ENSUITE
7'7" x 4'8" (2.32 x 1.44)

BEDROOM TWO
12'11" x 12'4" (3.95 x 3.78)

BEDROOM THREE
11'8" x 9'4" (3.58 x 2.85)

BEDROOM FOUR
11'1" x 6'3" (3.40 x 1.93)

BATHROOM
6'9" x 6'3" (2.08 x 1.93)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : D £2,180.92

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





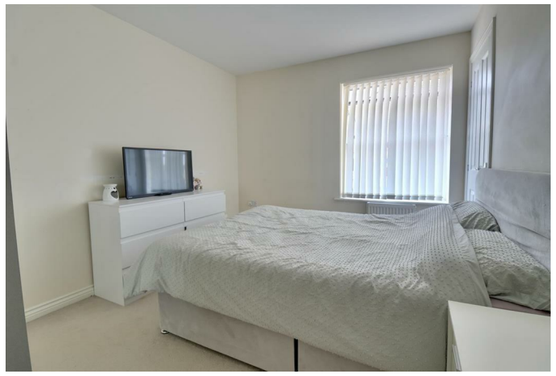




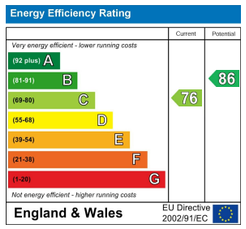












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