# Guide Price £300,000

## Chichester Road, Portsmouth PO2 0AS

bernards
THE ESTATE AGENTS

3 1 2

## HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- UTILITY ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- SOUTH FACING GARDEN
- DOWNSTAIRS TOILET
- UPSTAIRS BATHROOM
- PERIOD FEATURES
- PERFECT FAMILY HOME

Situated on Chichester Road, this beautifully presented Edwardian terraced home effortlessly combines period charm with modern living. Offering approximately 115 sq m of well-designed accommodation, this spacious property is ideal for growing families, professionals, or anyone seeking generous living space in a convenient location.

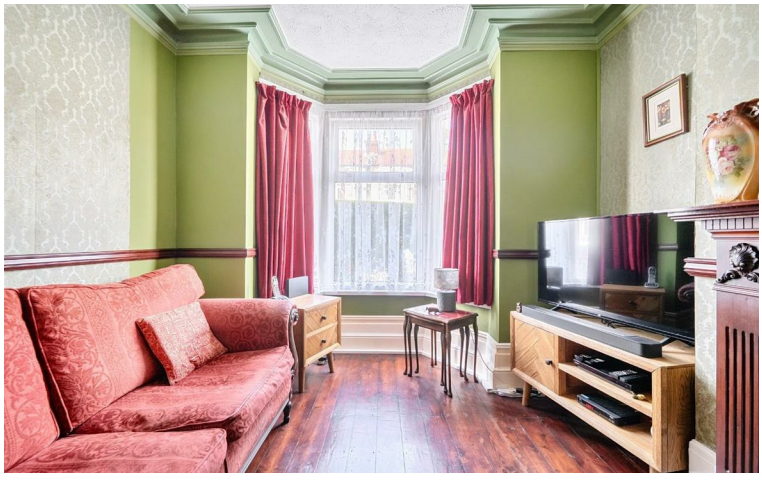
The home boasts three well-proportioned double bedrooms, complemented by two versatile reception rooms that provide the perfect setting for both relaxing and entertaining. Character features are balanced with contemporary finishes, creating a welcoming and comfortable atmosphere throughout.

At the heart of the property is a stylish, modern fitted kitchen, thoughtfully designed with both practicality and aesthetics in mind. A separate utility room provides valuable additional storage and workspace, while a convenient ground-floor WC enhances everyday functionality.

Upstairs, you'll find a well-appointed family bathroom serving the three spacious bedrooms, each offering ample room for furnishings and natural light.

Outside, the attractive south-facing rear garden is a real highlight, providing a private sun-filled retreat that's perfect for outdoor dining, gardening, or simply unwinding throughout the warmer months.

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



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# PROPERTY INFORMATION

## LIVING ROOM
15'2" x 10'6" (4.64 x 3.21)

## KITCHEN
10'2" x 8'2" (3.12 x 2.50)

## UTILITY
6'8" x 4'3" (2.04 x 1.31)

## DINER
14'5" x 9'0" (4.40 x 2.75)

## CONSERVATORY
9'2" x 5'8" (2.81 x 1.75)

## BEDROOM ONE
15'3" x 14'0" (4.67 x 4.28)

## BEDROOM TWO
14'5" x 9'1" (4.40 x 2.78)

## BEDROOM THREE
11'10" x 8'3" (3.63 x 2.53)

## BATHROOM
6'9" x 5'11" (2.06 x 1.81)

## Portsmouth Council Tax
The local authority is Portsmouth City Council.

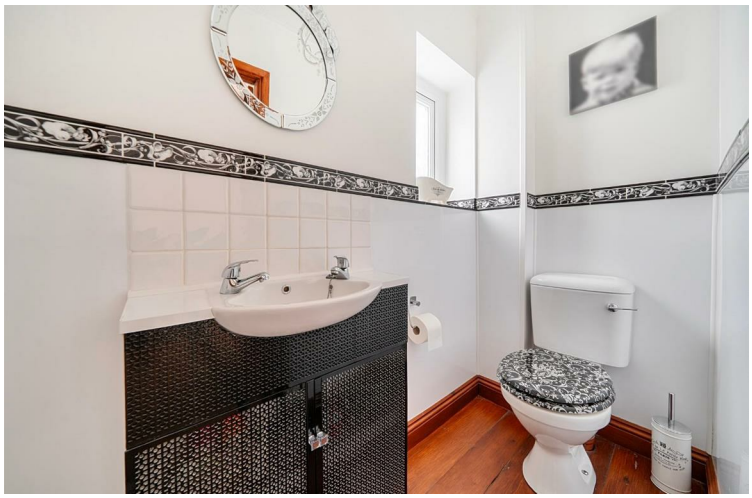
BAND : C £1,938.59

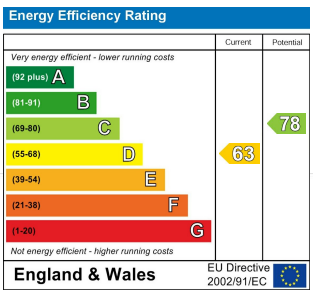
## Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## 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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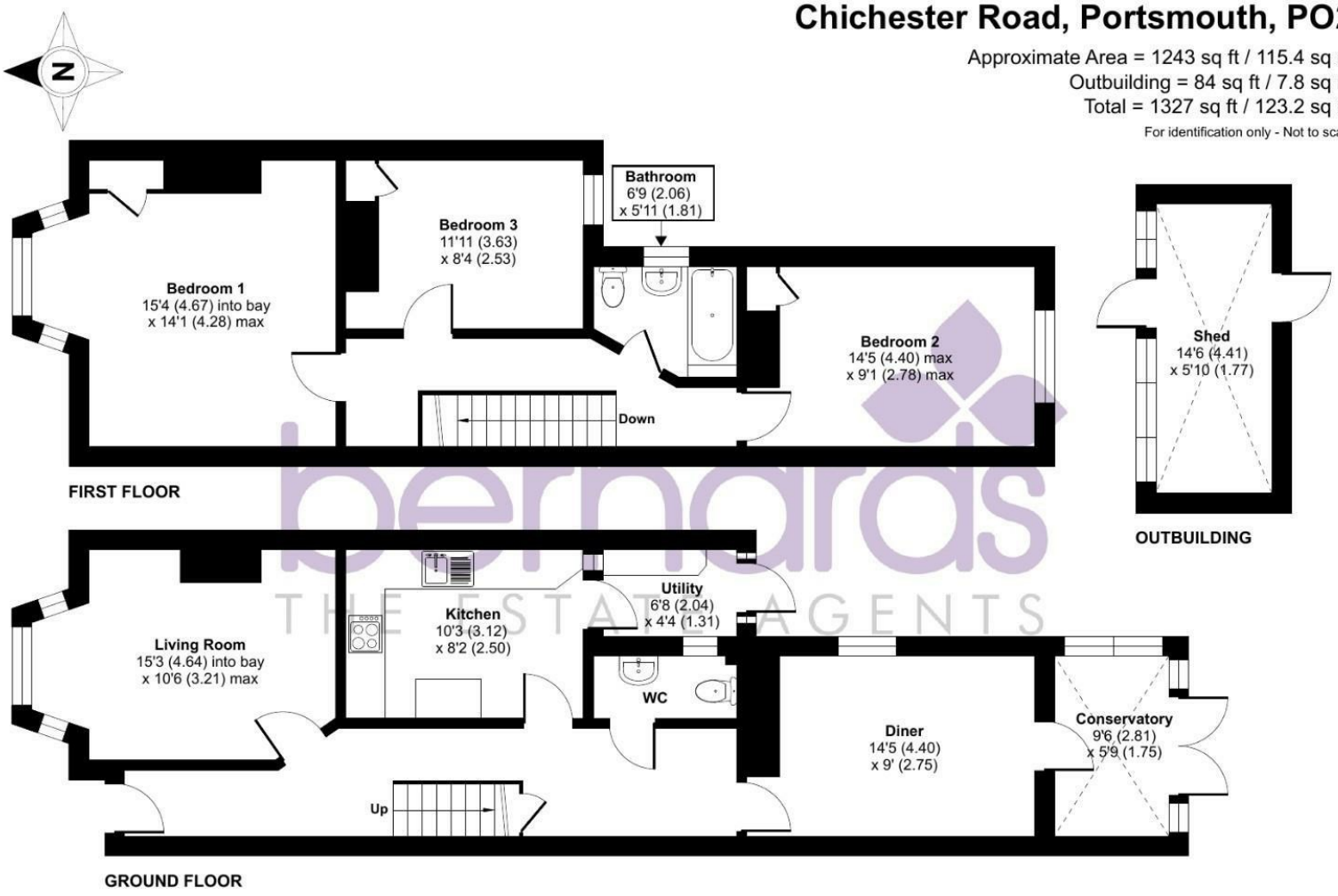
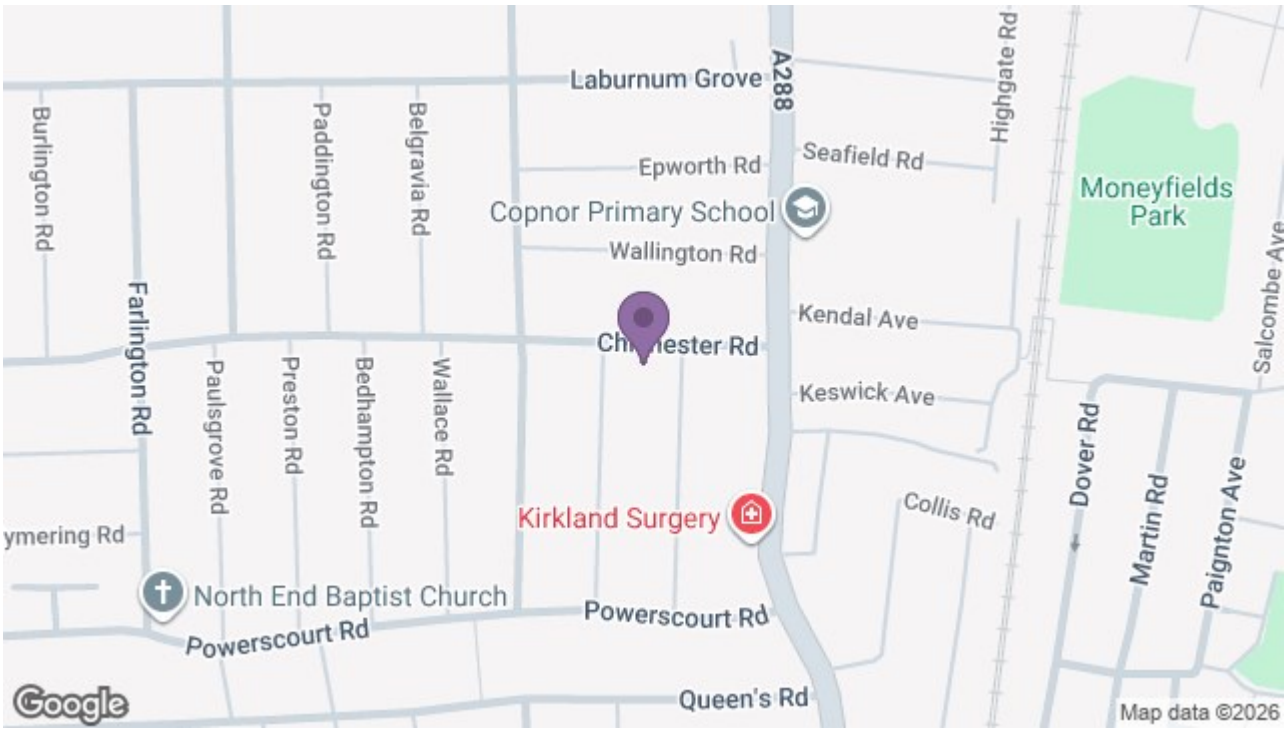
# Chichester Road, Portsmouth, PO2

Approximate Area = 1243 sq ft / 115.4 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1327 sq ft / 123.2 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: 1485056





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