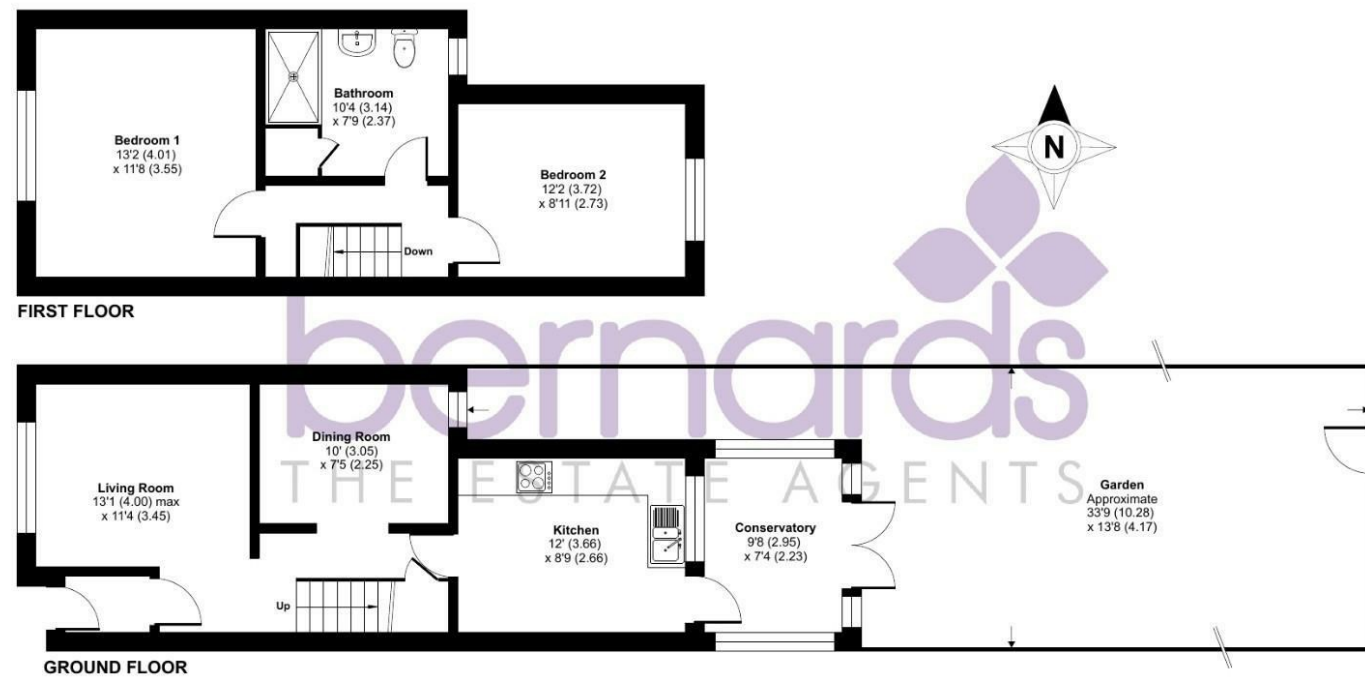


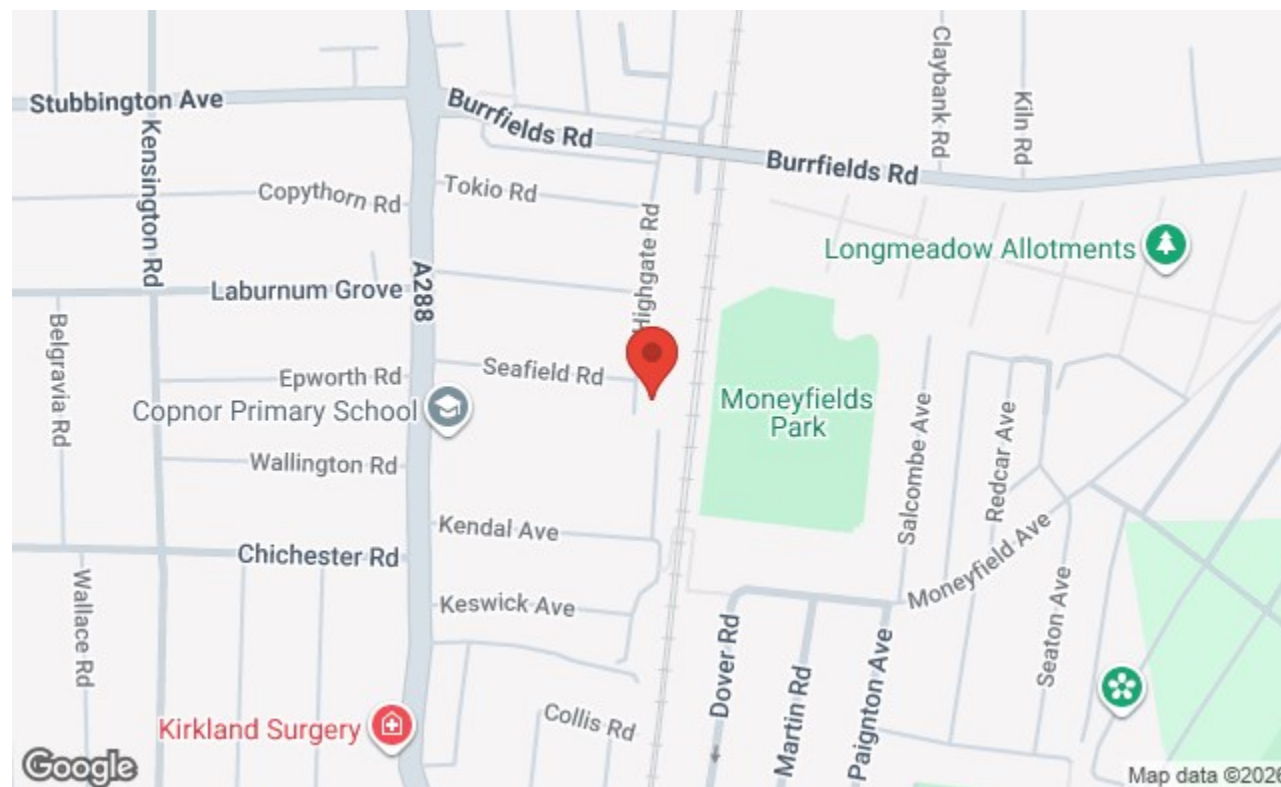
Highgate Road, Portsmouth, PO3

Approximate Area = 873 sq ft / 81.1 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). © nrichcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1401407



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



£250,000

Highgate Road, Portsmouth PO3 5AS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- WELL PRESENTED THROUGHOUT
- TWO BEDROOM TERRACED PROPERTY
- MODERN FITTED KITCHEN
- REAR CONSERVATORY
- STYLISH FITTED UPSTAIRS SHOWER ROOM
- LANDSCAPED REAR GARDEN
- LOCATED CLOSE TO PUBLIC TRANSPORT & SCHOOLS
- SPACIOUS THROUGHOUT
- IDEAL FOR A FIRST TIME BUYER OR SMALL FAMILY
- NEATLY PRESENTED FORECOURT

Located on Highgate Road in the city of Portsmouth, this charming terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two spacious double bedrooms, perfect for families or professionals looking for extra room.

Upon entering, you are greeted by two inviting reception rooms that offer versatility for both relaxation and entertaining. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a delightful space for culinary enthusiasts.

The property also features a stylish upstairs shower room, designed with modern fixtures to provide convenience and comfort. Additionally, the rear conservatory extends the living space, allowing for a bright and airy atmosphere, ideal for enjoying the landscaped garden views or hosting gatherings.

Completing this lovely home is a forecourt at the front, adding to the property's curb appeal. With its blend of modern amenities and classic charm, this house on Highgate Road is a wonderful choice for anyone looking to settle in Portsmouth. Don't miss the chance to make this delightful property your new home.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
13'1"x 11'3" (4x 3.45)

DINING ROOM
10'0" x 7'4" (3.05 x 2.25)

KITCHEN
12'0" x 8'8" (3.66 x 2.66)

CONSERVATORY
9'8" x 7'3" (2.95 x 2.23)

FIRST FLOOR LANDING

BEDROOM 1
13'1" x 11'7" (4.01 x 3.55)

BEDROOM 2
12'2" x 8'11" (3.72 x 2.73)

BATHROOM
10'3" x 7'9" (3.14 x 2.37)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.
Band B
Portsmouth City Council: £1,413.70
Police and Crime Commissioner: £214.25
Hampshire & Isle of Wight Fire & Rescue: £68.32
Total Council Tax charge: £1,696.27

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

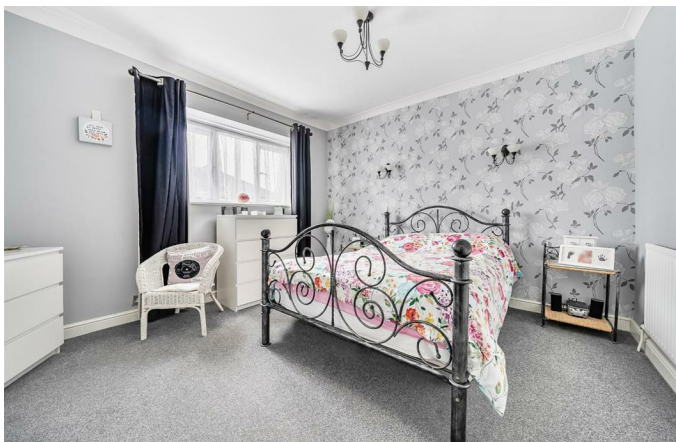
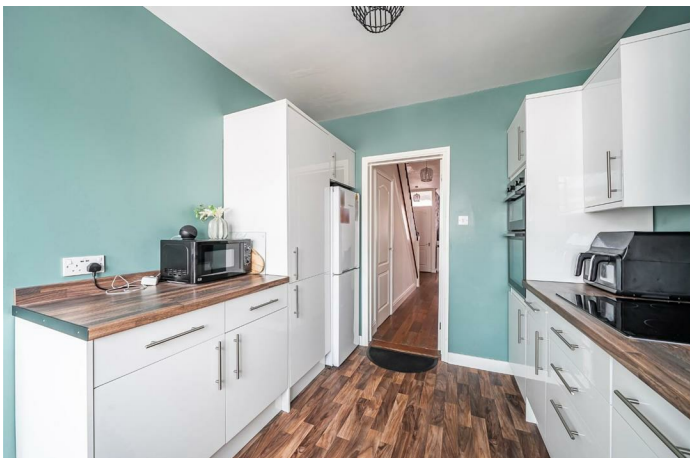
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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.

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		88
(81-91) B		
(69-80) C		70
(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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