

Offers In Excess Of £375,000

Langstone Road, Portsmouth PO3
6BT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ HIGH SPECIFICATION
- ❖ BEAUTIFULLY EXTENDED
- ❖ ISLAND AND BIFOLDS
- ❖ THREE BEDROOMS
- ❖ GARAGE TO REAR
- ❖ DOWNSTAIRS TOILET
- ❖ LOUNGE WITH BAY
- ❖ UPSTAIRS BATHROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ NO FORWARD CHAIN

Nestled on Langstone Road, this stunning refurbished home offers a perfect blend of modern living and comfort. The beautifully extended kitchen diner is a true highlight, featuring a stylish island and bifold doors that seamlessly connect the indoor space with the outdoor low maintenance garden, ideal for enjoying sunny days.

With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The three piece bathroom is thoughtfully designed,

catering to the needs of everyday life. Additionally, the property includes a garage, providing convenient storage or parking options.

One of the key advantages of this home is that it comes with no forward chain, allowing for a smooth and efficient purchase process. This delightful house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to relocate, this home on Langstone Road is a fantastic opportunity that should not be missed.

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





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PROPERTY INFORMATION

LIVING ROOM

14'7" x 12'10" (4.45 x 3.93)

KITCHEN/DINER

19'1" x 19'0" (5.83 x 5.81)

BEDROOM ONE

14'5" x 12'11" (4.41 x 3.95)

BEDROOM TWO

12'4" x 9'11" (3.78 x 3.04)

BEDROOM THREE

9'3" x 8'7" (2.83 x 2.63)

BATHROOM

6'10" x 5'8" (2.09 x 1.73)

GARAGE

17'9" x 16'3" (5.43 x 4.97)

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.

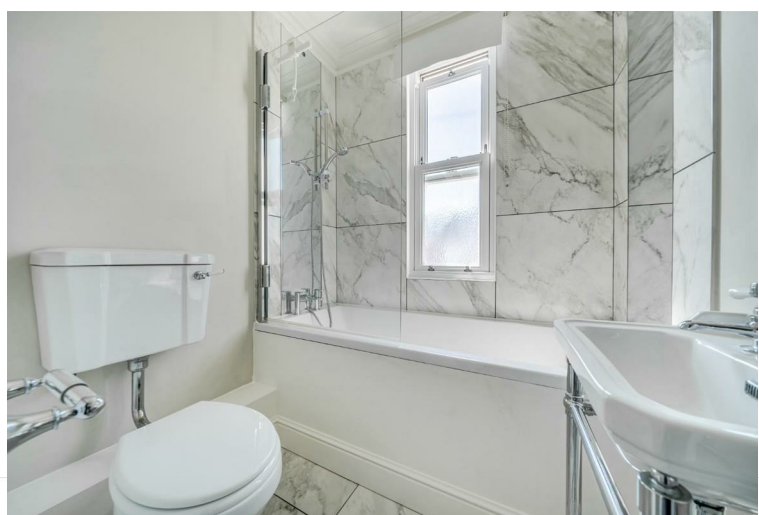
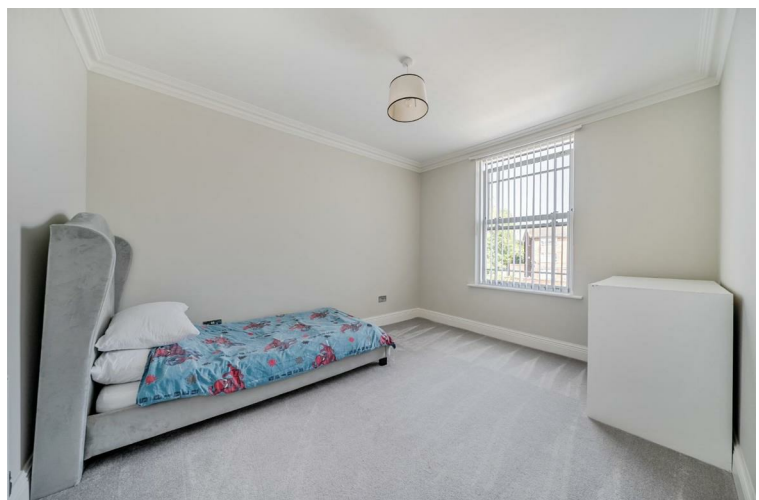
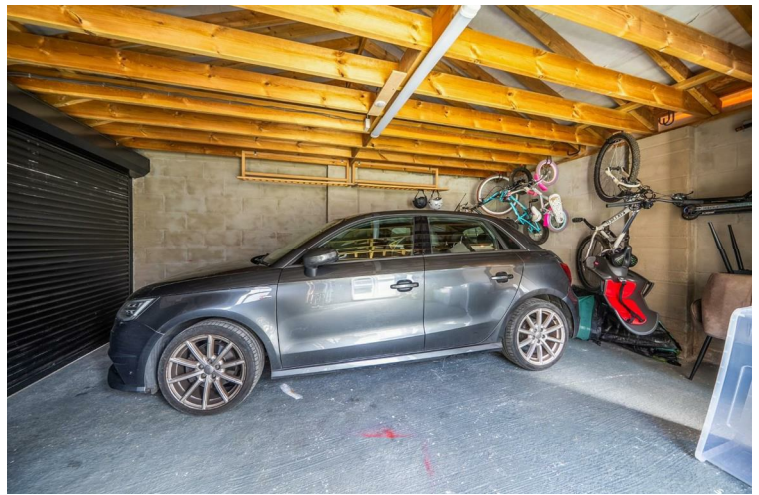
Conveyancing

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



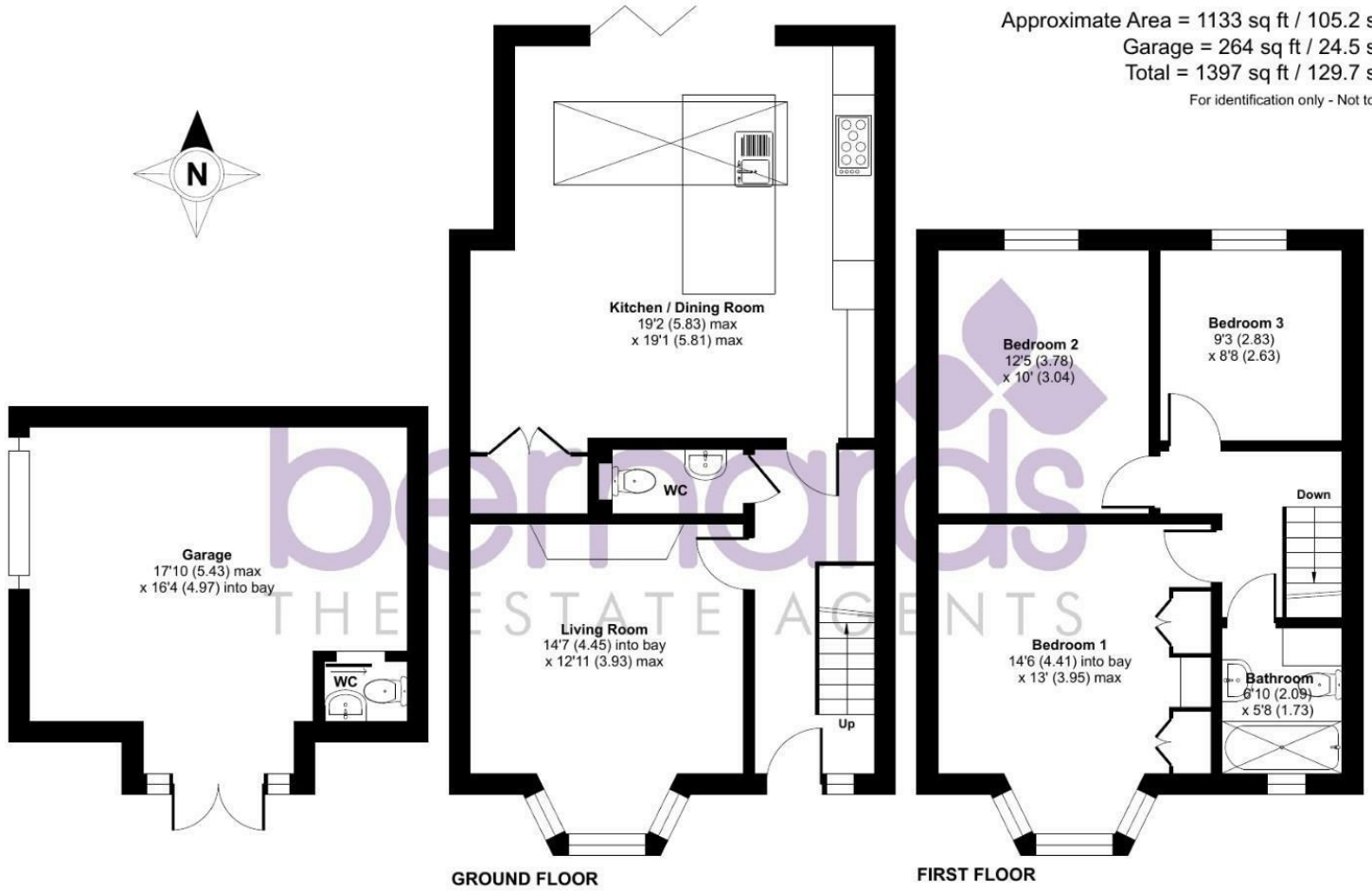
Langstone Road, Portsmouth, PO3

Approximate Area = 1133 sq ft / 105.2 sq m

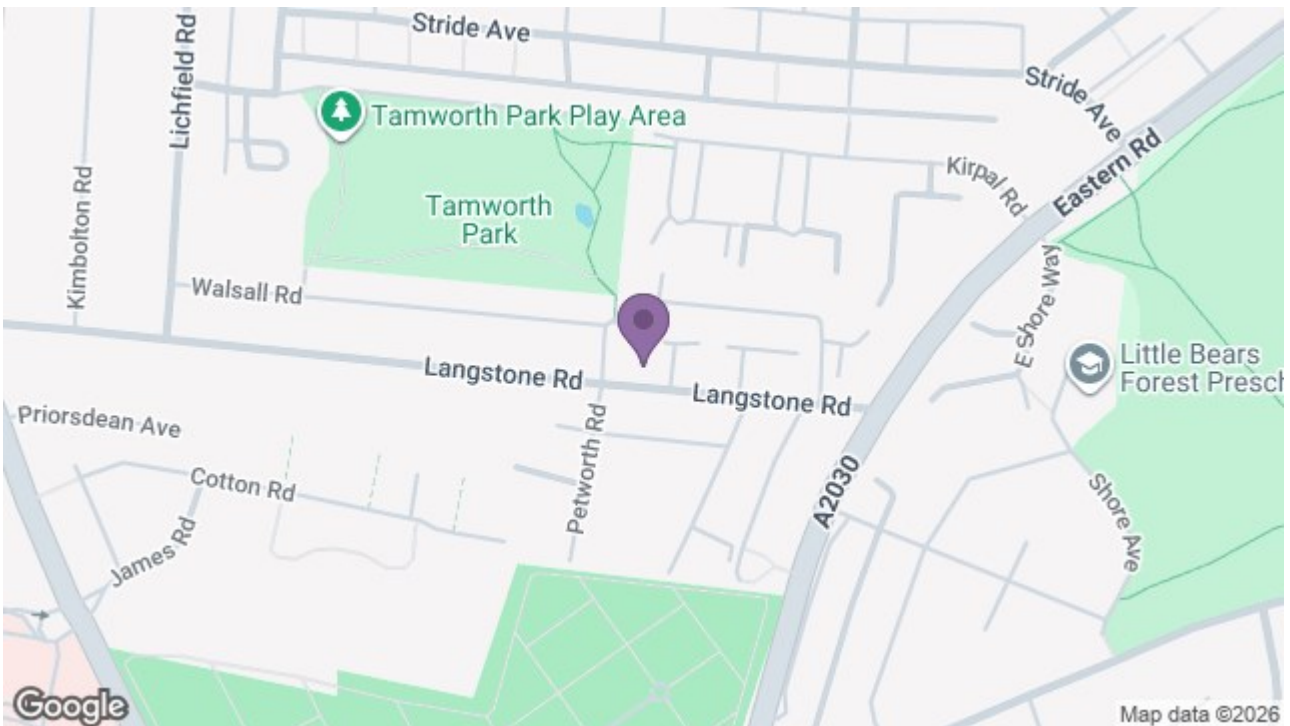
Garage = 264 sq ft / 24.5 sq m

Total = 1397 sq ft / 129.7 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1448880



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