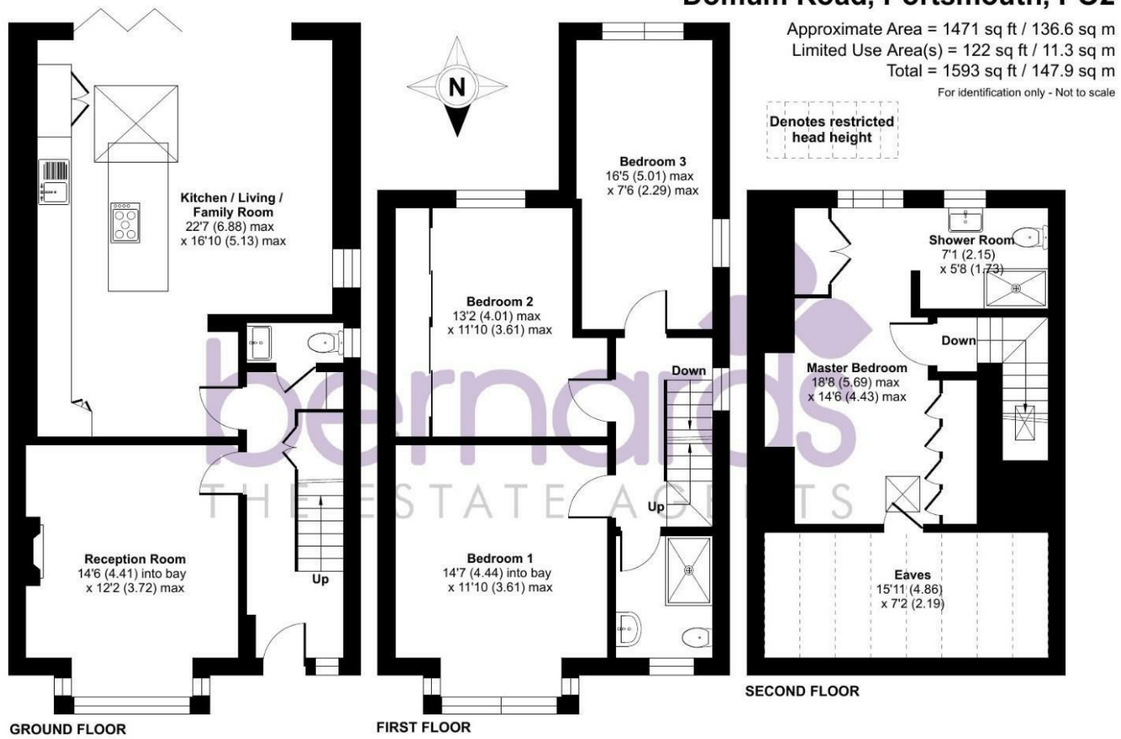
Domum Road, Portsmouth, PO2

Approximate Area = 1471 sq ft / 136.6 sq m
Limited Use Area(s) = 122 sq ft / 11.3 sq m
Total = 1593 sq ft / 147.9 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). Produced for Bernards Estate and Letting Agents Ltd. REF: 1405611

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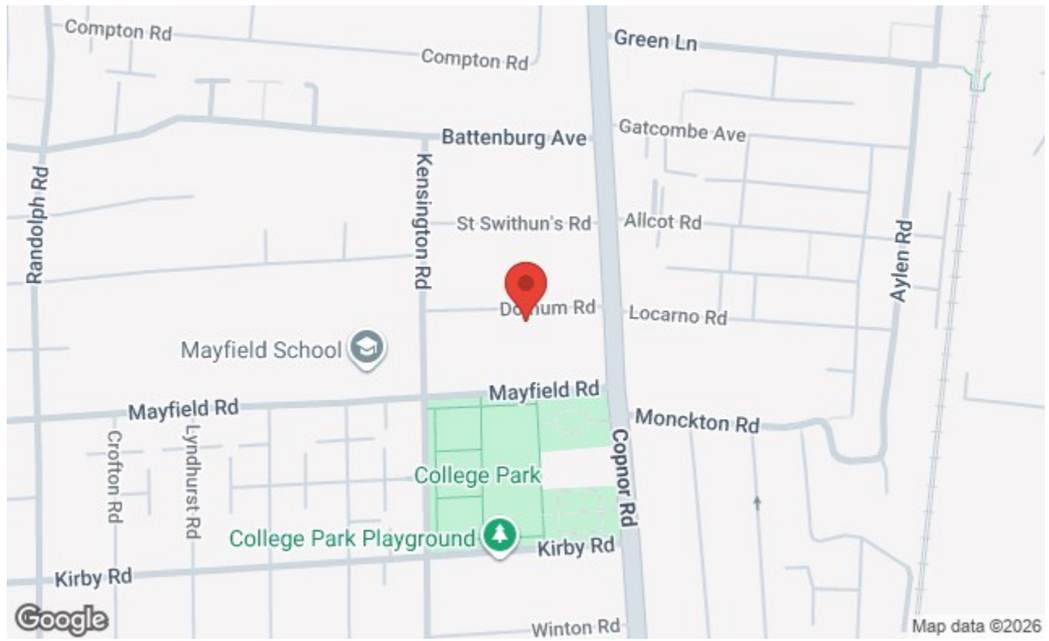


FOR SALE

Price £425,000

Domum Road, Portsmouth PO2 0QZ

bernards THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- EXTENDED FOUR BEDROOM FAMILY HOME
- STUNNING OPEN PLAN KITCHEN/LIVING/FAMILY ROOM
- CONTEMPORARY FITTED KITCHEN WITH LARGE ISLAND & BREAKFAST BAR
- SPACIOUS MASTER BEDROOM WITH STORAGE & EN SUITE
- SHARED DRIVEWAY
- TWO MODERN SHOWER ROOMS
- DOWNSTAIRS WC
- WELL PRESENTED THROUGHOUT WITH A MODERN FINISH
- SOUGHT AFTER LOCATION
- CLOSE TO SCHOOLS, PUBLIC TRANSPORT AND MOTOR WAY LINKS

A beautifully extended and thoughtfully designed four-bedroom family home located on the ever popular Domum Road in Portsmouth, offering generous living space, modern finishes throughout and an impressive landscaped rear garden.

The property opens into a welcoming hallway leading to a bright bay-fronted reception room, ideal as a formal lounge. To the rear, the home truly comes into its own with a stunning open-plan kitchen, living and family room, perfectly designed for modern living and entertaining. This expansive space features a sleek, contemporary kitchen with integrated appliances, a large island with breakfast bar seating, and ample room for dining and relaxing. Skylights and full-width glazed doors flood the room with natural light and provide seamless access to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms and a stylish family shower room. The top floor has been cleverly converted to create a further impressive principal bedroom with excellent floor space and an additional en suite shower room, making it ideal for growing families.

Externally, the property boasts a generous, low-maintenance rear garden, laid mainly to artificial lawn with raised borders and patio seating areas. Fully enclosed and thoughtfully landscaped, it provides a private and versatile outdoor space perfect for entertaining, children or relaxing. The garden also benefits from rear access and space for outdoor furniture and leisure use.

Situated in a sought-after residential location, Domum Road is conveniently positioned for local schools, transport links, shops and amenities, while remaining within easy reach of Portsmouth city centre and the seafront.

This is a turn-key home offering flexible living space, modern style and excellent proportions — early viewing is highly recommended.

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

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

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
14'5" x 12'2" (4.41 x 3.72)

W/C

KITCHEN/LIVING/FAMILY ROOM
22'6" x 16'9" (6.88 x 5.13)

FIRST FLOOR LANDING

BEDROOM ONE
14'6" x 11'10" (4.44 x 3.61)

BEDROOM TWO
13'1" x 11'10" (4.01 x 3.61)

BEDROOM THREE
16'5" x 7'6" (5.01 x 2.29)

SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM FOUR
18'8" x 14'6" (5.69 x 4.43)

EN-SUITE SHOWER ROOM

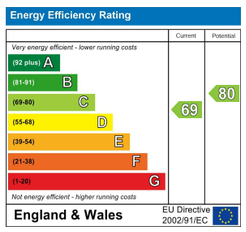
EAVES
15'11" x 7'2" (4.86 x 2.19)

COUNCIL TAX
The local authority is Portsmouth city Council.
Band C
Portsmouth City Council: £1,615.66
Police and Crime Commissioner: £244.85
Hampshire & Isle of Wight Fire & Rescue: £78.08
Total Council Tax charge: £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.

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

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.



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