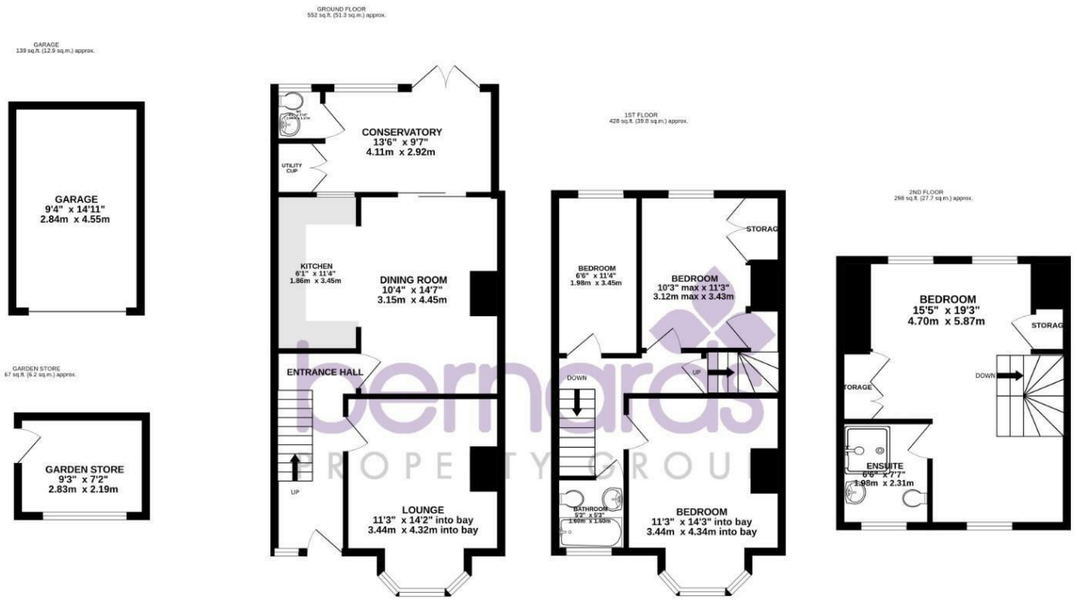


bernards PROPERTY GROUP

TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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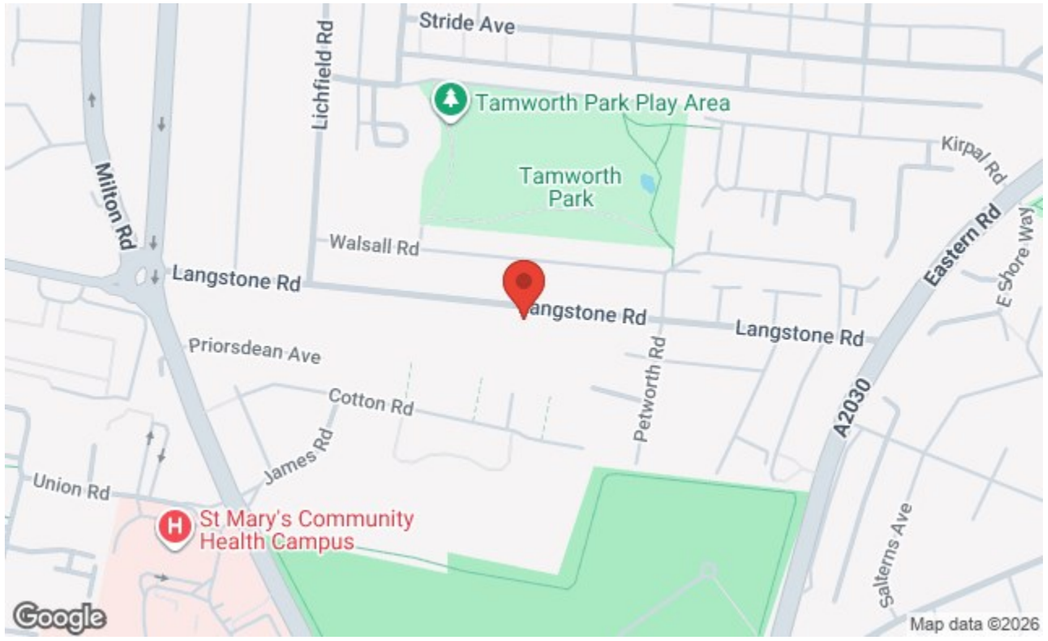


129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

# Offers In The Region Of £385,000

Langstone Road, Portsmouth PO3 6BX

bernards THE ESTATE AGENTS

4 2 2

## HIGHLIGHTS

- SPACIOUS FAMILY HOME
- MASTER BEDROOM ON SECOND FLOOR WITH EN-SUITE
- INVITING LOUNGE INTO BAY
- OPEN KITCHEN AND DINING AREA
- MODERN THROUGHOUT
- LOCATED CLOSE TO PUBLIC TRANSPORT
- LARGE REAR GARDEN WITH STORAGE SHED
- FURTHER HIDDEN GARDEN WITH GARAGE FOR EXTRA STORAGE/WORKSHOP
- MODERN FAMILY BATHROOM
- DOWNSTAIRS UTILITY AND W/C

Located on the desirable Langstone Road in Portsmouth, this charming family home offers a perfect blend of space and comfort. With four bedrooms, including a spacious master suite on the second floor complete with an en suite bathroom, this property is ideal for families seeking room to grow.

The ground floor features two inviting reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, with a convenient downstairs toilet and a utility area that enhances practicality for everyday living.

The exterior of the property is equally impressive, boasting a bay and forecourt that adds to its curb appeal. The large rear garden is a true highlight, offering a wonderful outdoor space for children to play or for hosting summer gatherings. Additionally, the garden includes a storage shed and a hidden garden area that houses a garage or workshop, perfect for hobbyists or those in need of extra storage.

Situated close to local schools, this home is ideally located for families. With its generous living spaces and outdoor amenities, this property presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this spacious family home your own.

Call today to arrange a viewing
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# PROPERTY INFORMATION

**ENTRANCE HALL**

**LOUNGE**
11'3" x 14'2" (3.44 x 4.32)

**DINING ROOM**
10'4" x 14'7" (3.15 x 4.45)

**KITCHEN**
6'1x11'4 (1.85mx3.45m)

**CONSERVATORY**
13'5" x 9'6" (4.11 x 2.92)

**UTILITY**

**W/C**

**FIRST FLOOR LANDING**

**BEDROOM TWO**
11'3" x 14'2" (3.44 x 4.34)

**BEDROOM THREE**
10'2" x 11'3" (3.12 x 3.43)

**BEDROOM FOUR**
6'5" x 11'3" (1.98 x 3.45)

**BATHROOM**

**SECOND FLOOR LANDING**

**MASTER BEDROOM**
15'5" x 19'3" (4.70 x 5.87)

**EN-SUITE**

**REAR GARDEN**

**GARDEN STORE**
9'3" x 7'2" (2.83 x 2.19)

**GARAGE**
9'3" x 14'11" (2.84 x 4.55)

**SECOND GARDEN**

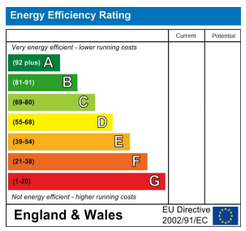
**PORTSMOUTH COUNCIL TAX**
The local authority is Portsmouth City Council.

BAND :C

**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.

**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.

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