

London Road, Hilsea, Portsmouth,  
Hampshire, PO2 9JY

**BEALS** The Independent  
Estate Agents &  
Letting Agents



- 5/6 BEDROOM HOUSE
- MODERN THROUGHOUT
- DOUBLE GARAGE TO REAR
- THREE BATHROOMS WITH EN-SUITE TO MASTER

- POTENTIAL FOR NO FORWARD CHAIN (DEPENDANT ON BUYER)
- GREAT FAMILY HOME
- CLOSE TO LOCAL SCHOOLS
- SOLAR PANELS FOR HOT WATER





## London Road, Portsmouth, Hampshire

Offers Over **£399,995**

### ENTRANCE HALL

**SITTING ROOM 16' 3" x 15' 1" (4.95m x 4.6m)**

**LIVING ROOM 21' 10" x 13' 10" (6.65m x 4.22m)**

**DINING ROOM 15' 10" x 10' 3" (4.83m x 3.12m)**

**KITCHEN 13' 5" x 8' 10" (4.09m x 2.69m)**

**GARDEN WITH DOUBLE GARAGE 17' 10" x 14' 11" (5.44m x 4.55m) measurements of the garage**

**MASTER BEDROOM 16' 3" x 15' 1" (4.95m x 4.6m)**

**EN-SUITE TO MASTER 5' 6" x 4' 1" (1.68m x 1.24m)**

**BEDROOM TWO 15' 11" x 10' 3" (4.85m x 3.12m)**

**BEDROOM THREE 12' 8" x 12' 8" (3.86m x 3.86m)**

**BATHROOM 7' 10" x 6' 4" (2.39m x 1.93m)**

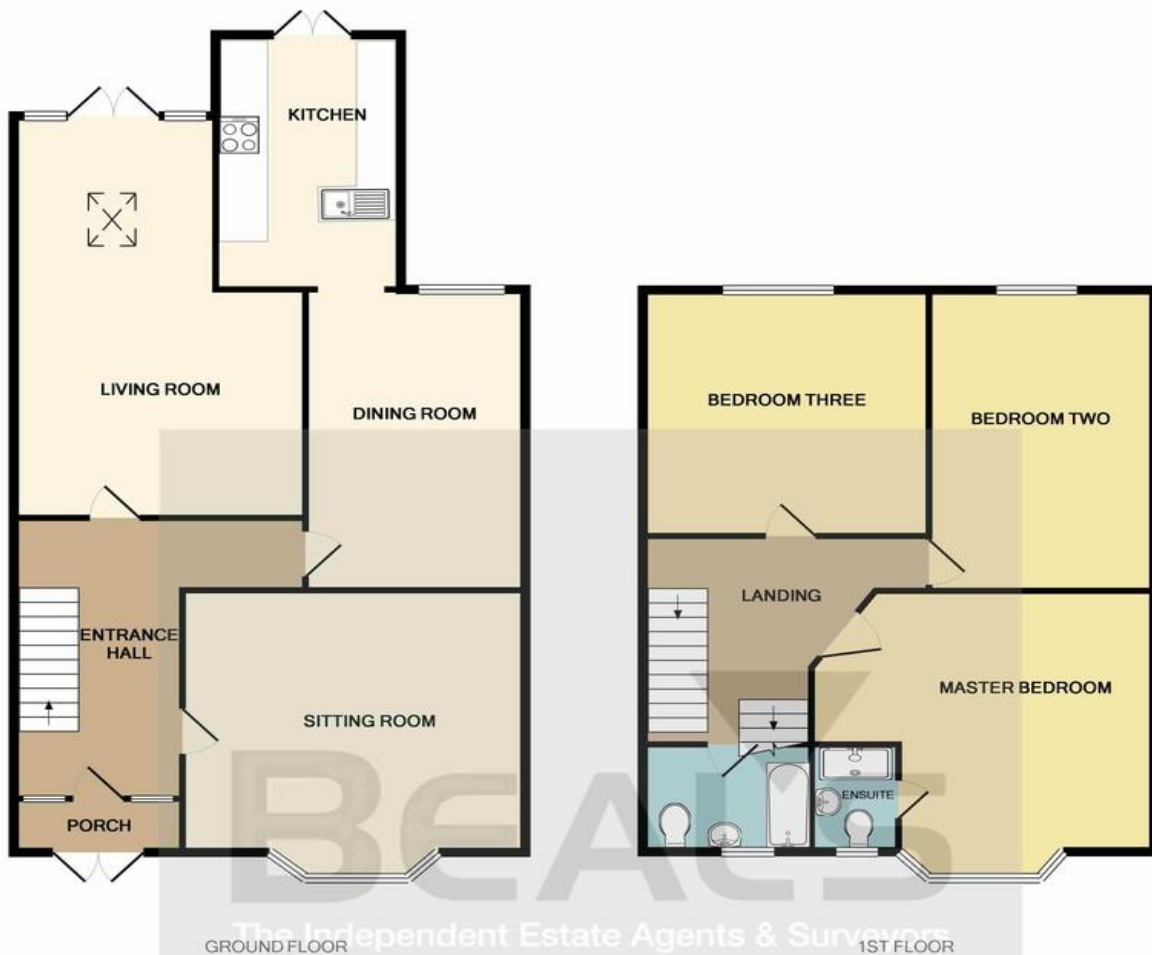
**BEDROOM FOUR 13' 9" x 10' 0" (4.19m x 3.05m)**

**BEDROOM FIVE 16' 4" x 9' 5" (4.98m x 2.87m) 16'4" x 12'3" into the bay**

**BATHROOM/BEDROOM SIX 13' 2" x 10' 3" (4.01m x 3.12m)**







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of our status. We have therefore adopted an offer check procedure which involves our Financial Advisor verifying our position.

To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence. Please call us on 023 92 652722 to make an appointment.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view

