



NESBITT & SONS
ESTATE AGENTS



35 Southbourne Avenue, Portsmouth, PO6 2HL

£350,000

We are delighted to offer for sale this fantastic semi-detached family home which is well presented throughout in the sought after location of Drayton.

The exterior of this property boasts off road parking and side access via a shared driveway to the garden and garage / garden bar.

The ground floor accommodation comprises of a kitchen, large lounge/diner, allowing for ample space to entertain. a conservatory with a sky light, w.c and door leading to the beautiful enclosed garden.

The refurbished rear garden is finished to a high standard, with modern paving, artificial lawn and double doors which open into the garden bar. The fantastic garden bar occupies the garage and is a great party space, with the benefit of storage towards the front.

This beautiful property would make a perfect family home along with its parking and great location in a quiet avenue. We would strongly advise booking an early viewing to appreciate the location and accommodation on offer.

Entrance Hallway

Living Room 15'3 into bay x 11'3 (4.65m into bay x 3.43m)



Dining Room 9'7 x 8'6 (2.92m x 2.59m)



Kitchen 9'7 x 8'7 (2.92m x 2.62m)



Conservatory 16'6 x 7'8 (5.03m x 2.34m)



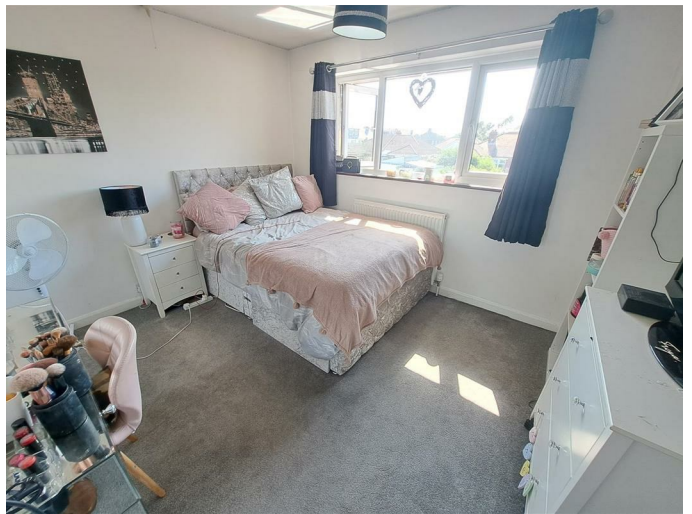
Downstairs WC

Landing

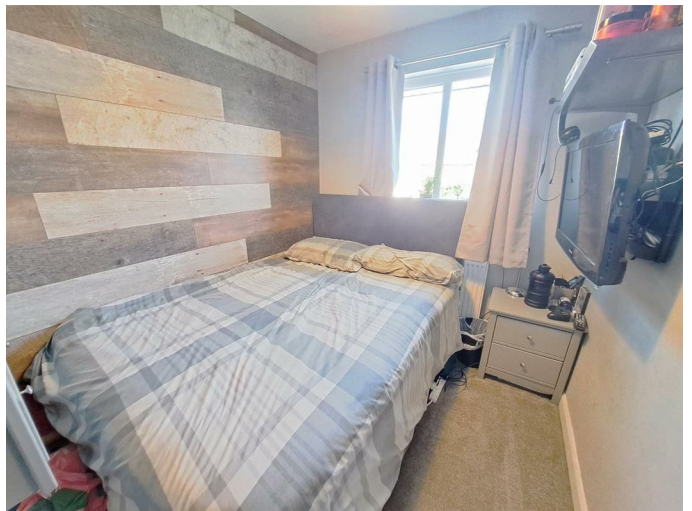
Bedroom One 12'1 x 11'2 (3.68m x 3.40m)



Bedroom Two 11'3 x 9'4 (3.43m x 2.84m)



Bedroom Three 8'10 x 6'10 (2.69m x 2.08m)



Shower Room



Outside

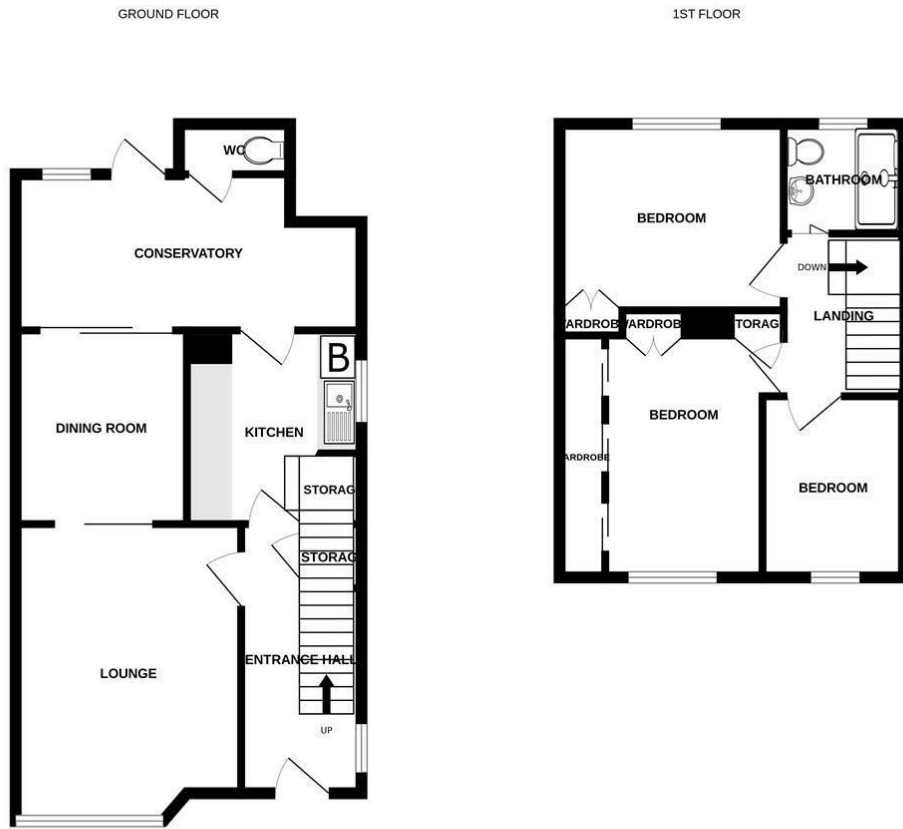
Rear Garden



Garage/Garden Bar 15'6 x 8'7 (4.72m x 2.62m)



Floor Plan



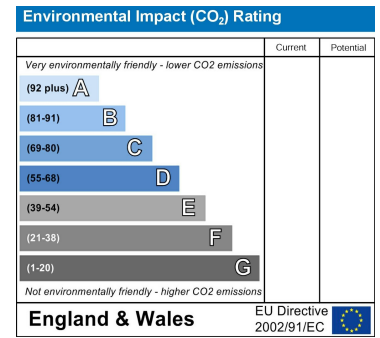
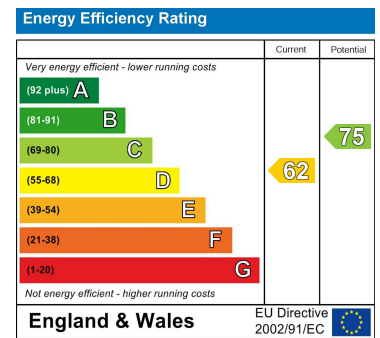
3 BEDROOM SEMI DETACHED

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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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