



**NESBITT & SONS**  
ESTATE AGENTS



**200 Southampton Road, Portsmouth, PO6 4RZ**  
**Guide price £475,000**

\*\*\* Guide Price - £475,000 to £500,000 \*\*\*

This lovely extended semi detached family home overlooks Portchester Harbour, the Historic castle and has far reaching views towards Gunwharf Quays and the iconic Spinnaker Tower in the distance.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hallway, 27ft lounge/diner with bay window overlooking the harbour, modern fitted kitchen/breakfast room, utility room, downstairs cloakroom, three bedrooms and a family shower room.

Outside there is a large driveway at the front providing access to a detached garage and a well maintained enclosed garden at the rear.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance Porch

Entrance Hallway

Lounge/Diner 27'4 into bay x 16'2 narrowing to 10'3  
(8.33m into bay x 4.93m narrowing to 3.12m)



Kitchen/Breakfast Room 13'2 x 8'10 (4.01m x 2.69m)



Utility Room 10'9 max x 8'4 max (3.28m max x 2.54m max)



Downstairs Cloakroom

Landing

Bedroom One 14'9 into bay x 10'2 (4.50m into bay x 3.10m)

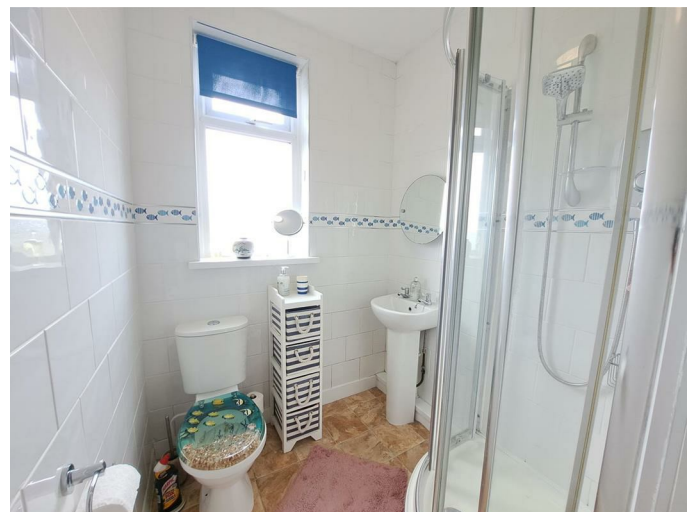


Bedroom Two 11'7 x 8'9 (3.53m x 2.67m)



Bedroom Three 9'2 x 6'11 (2.79m x 2.11m)

Shower Room



## Outside



## Driveway

## Garage

## Garden



# Floor Plan



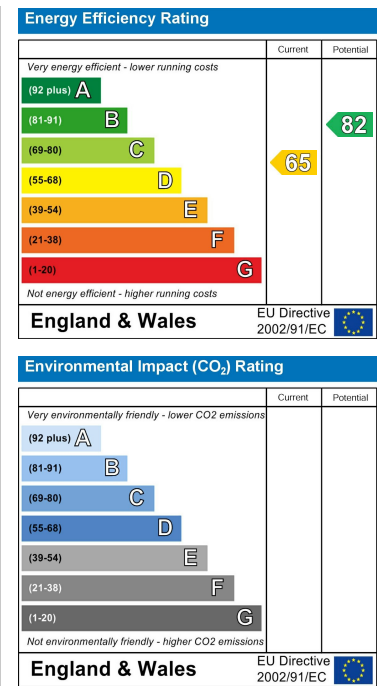
3 BEDROOM SEMI

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# Area Map



# Energy Efficiency Graph



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