

Floor Plan

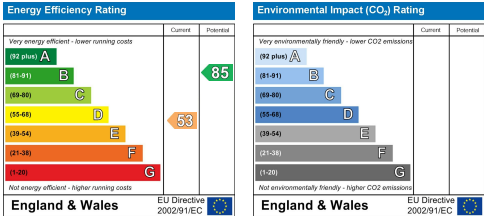


TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



96 Portsdown Road
Portsmouth, PO6 4QH

We are pleased to welcome to the market this exceptional three bedroom extended semi detached chalet bungalow with off road parking for three cars and garage to the rear in the popular location of Portsdown Road.

This property boasts a rear extension with large skylight and sliding doors opening on to the garden. There is a large family room which features modern fitted kitchen with island breakfast bar and lounge area. You also have access from the kitchen to a utilities room. To the front of the home there are two bedrooms, one being a large double bedroom and one slightly smaller. The modern bathroom completes the ground floor accommodation.

There has been a loft conversion completed on this property so there is now a third bedroom on the first floor.

Externally the front of the property offers parking for three cars and the rear garden is south facing, part decked and part astro turfed with rear access out to the service road and garage.

For more information or to arrange a viewing on this property please call Castles today.

Offers in excess of £325,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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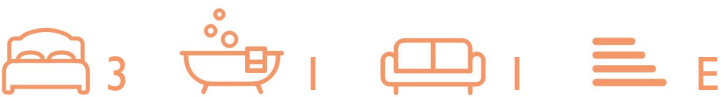
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Portsmouth, PO6 4QH



- SEMI DETACHED
- OFF ROAD PARKING
- REAR EXTENSION & SKYLIGHT
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS
- CHALET BUNGALOW
- THREE BEDROOMS
- GARAGE TO THE REAR
- WELL PRESENTED THROUGHOUT
- CLOSE TO PORTCHESTER TRAIN STATION

OPEN PLAN KITCHEN /
DINER / LOUNGE
19'8" x 18'4" (6.0 x 5.6)

BATHROOM
8'10" x 4'7" (2.7 x 1.4)

UTILITY ROOM
4'7" x 3'11" (1.4 x 1.2)

BEDROOM ONE
18'8" x 11'1" (5.7 x 3.4)

BEDROOM TWO
12'9" x 9'6" (3.9 x 2.9)

BEDROOM THREE
7'10" x 7'6" (2.4 x 2.3)

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a

last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

