



Price
£400,000

Freehold

4x  2x  2x 

**Battenburg Avenue,
Portsmouth, Hampshire,
PO2**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Ground Floor

Approx. 59.9 sq. metres (644.6 sq. feet)

Main features

- Beautifully maintained home with off road parking
- Low maintenance garden with side access
- Fully converted loft housing the main bedroom and an en-suite
- Good schools nearby, as well as shops for your daily amenities
- Great travel links in and out of the area

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge: 13'4 x 11'6 (4.07m x 3.51m)
 Dining Area: 13'2 x 10'5 (4.02m x 3.18m)
 Kitchen: 9'11 x 7'2 (3.02m x 2.19m)
 Conservatory: 14'10 x 9'3 (4.52m x 2.82m)

FIRST FLOOR

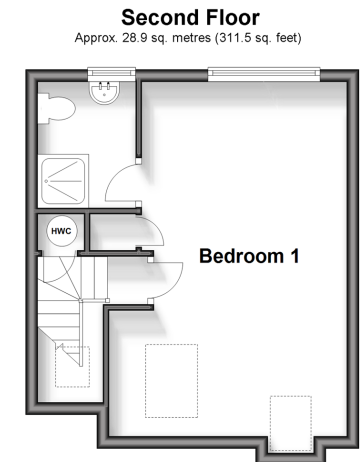
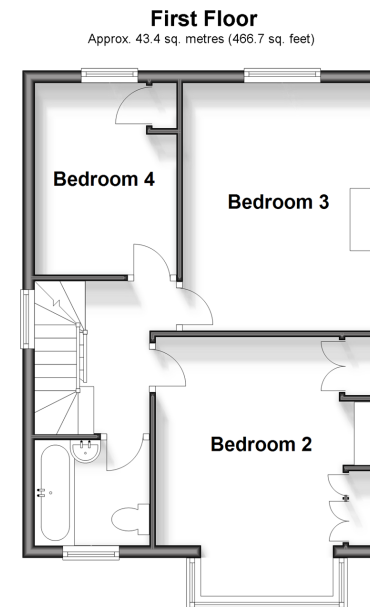
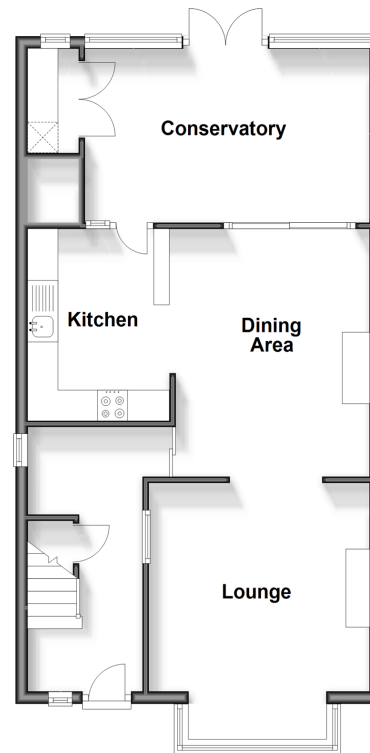
Landing
 Bedroom 2: 13'4 x 11'3 (4.07m x 3.43m)
 Bedroom 3: 13'1 x 10'7 (3.99m x 3.23m)
 Bedroom 4: 9'10 x 7'11 (3.00m x 2.41m)
 Bathroom

SECOND FLOOR

Bedroom 1: 19'0 x 11'2 (5.80m x 3.41m)
 En-Suite Shower Room

OUTSIDE

Off Road Parking
 Rear Garden



Call Portsmouth - 023 9266 1213 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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