



**Price**  
**£435,000**

**Freehold**

4x  2x  1x 

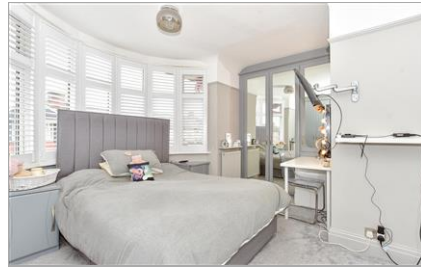
**Hawthorn Crescent,  
Cosham, Portsmouth,  
Hampshire, PO6**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Beautifully presented family home
- Large rear extension and fully converted loft
- Parking and garage to the side
- Private landscaped rear garden
- En-suite to bedroom one, family bathroom, downstairs cloakroom and utility

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'8 x 14'8 (5.39m x 4.47m)

Kitchen/Diner: (L-shaped) 26'5 x 16'3 (8.06m x 4.96m) plus 10'5 x 4'6 (3.18m x 1.37m)

Utility Room/Toilet: 6'5 x 4'6 (1.96m x 1.37m)

### FIRST FLOOR

Landing

Bedroom 2: 17'5 x 12'0 (5.31m x 3.66m)

Bedroom 3: 11'0 x 8'7 (3.36m x 2.62m)

Bedroom 4: 11'0 x 8'9 (3.36m x 2.67m)

Bathroom

### SECOND FLOOR

Bedroom 1: 23'0 x 14'0 (7.02m x 4.27m)

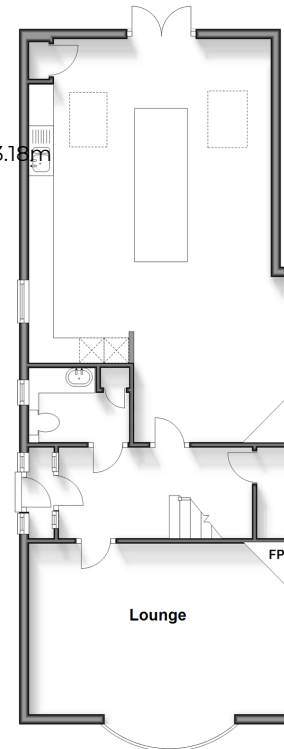
En-Suite Shower Room

### OUTSIDE

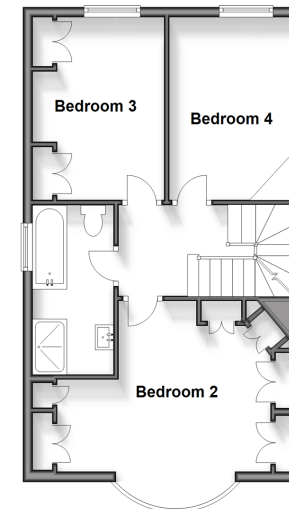
Rear Garden

Garage and Off Road Parking

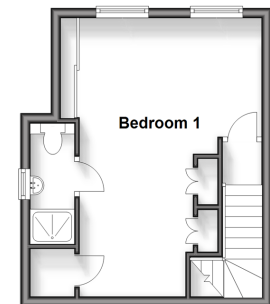
**Ground Floor**  
Approx. 70.8 sq. metres (761.9 sq. feet)



**First Floor**  
Approx. 49.1 sq. metres (528.9 sq. feet)



**Second Floor**  
Approx. 25.0 sq. metres (268.8 sq. feet)



Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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