



**OVER 60?**

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

**Price**

**£220,000**

**Freehold**

2x  1x  2x 

**Station Road,  
Portsmouth, Hampshire,  
PO3**

**cubitt & west**  
Helping you move forwards



## Main features

- No forward chain
- Generous living space throughout
- Great school and college catchment area
- Excellent transport links in and out of the city
- Sunny aspect low maintenance garden

## Accommodation

### GROUND FLOOR

- Entrance
- Lounge: 13'3 x 10'3 (4.04m x 3.13m)
- Dining Room: 13'1 x 9'7 (3.99m x 2.92m)
- Kitchen: 11'7 x 8'6 (3.53m x 2.59m)
- Bathroom

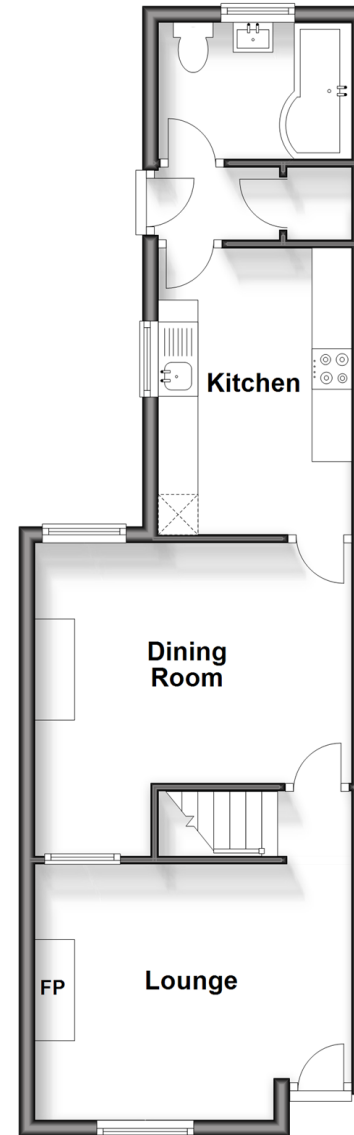
### FIRST FLOOR

- Landing
- Bedroom 1: 13'2 x 10'7 (4.02m x 3.23m)
- Bedroom 2: 13'3 x 10'0 (4.04m x 3.05m)

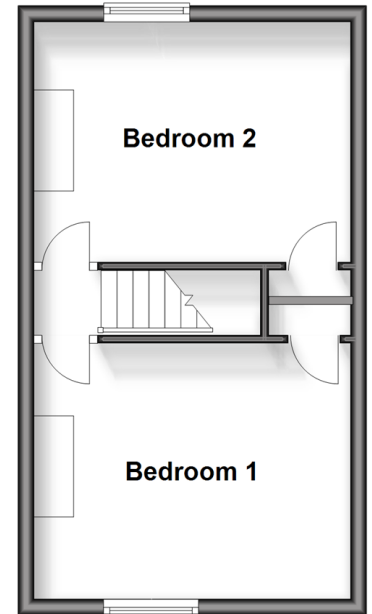
### OUTSIDE

- Rear Garden

**Ground Floor**  
Approx. 43.7 sq. metres (470.2 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.7 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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