



**Price**  
**£380,000**

**Freehold**

4x  2x  1x 

**Wesley Grove,  
Portsmouth, Hampshire,  
PO3**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented family home in Copnor, with large double garage
- Expertly converted loft with bespoke fixtures
- Juliet balcony overlooking Portsmouth training ground & views of Portsdown Hill
- Impressive open plan kitchen/dining room

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 13'3 x 11'8 (4.04m x 3.56m)  
 Kitchen/Dining Room: 19'1 x 12'2 (5.82m x 3.71m)  
 Conservatory: 19'2 x 4'6 (5.85m x 1.37m)

### FIRST FLOOR

Landing  
 Bedroom 2: 14'1 x 11'2 (4.30m x 3.41m)  
 Bedroom 3: 12'2 x 11'5 (3.71m x 3.48m)  
 Bedroom 4: 7'8 x 7'4 (2.34m x 2.24m)  
 Bathroom: 6'8 x 5'9 (2.03m x 1.75m)

### SECOND FLOOR

Bedroom 1: 19'8 x 14'5 (6.00m x 4.40m)  
 En-Suite Shower Room: 6'2 x 5'4 (1.88m x 1.63m)

### OUTSIDE

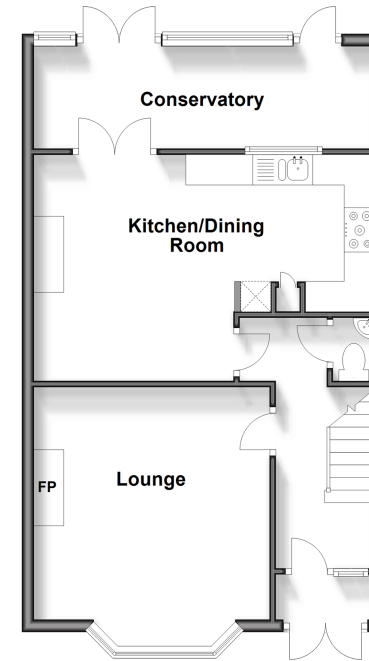
Front Forecourt  
 Rear Garden

### OUTBUILDING

Double Garage: 17'2 x 17'1 (5.24m x 5.21m)

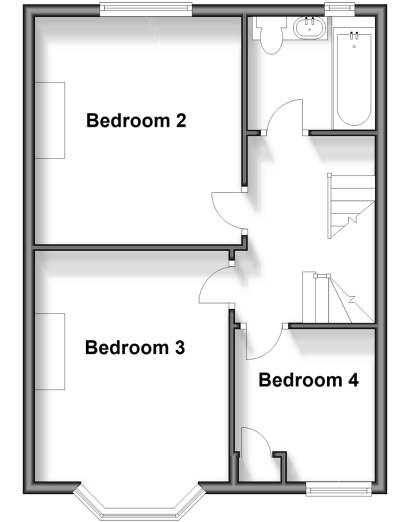
### Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



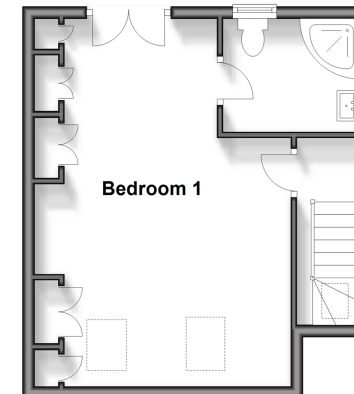
### First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



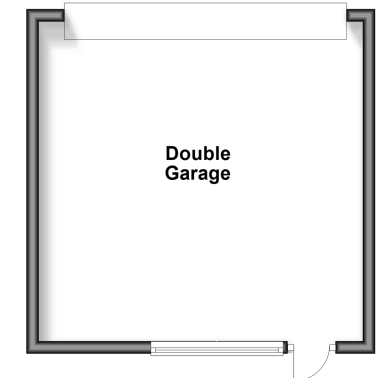
### Second Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



### Outbuilding

Approx. 28.6 sq. metres (307.3 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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