



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£220,000**

**Freehold**

3x 1x 2x

**New Road East,  
Portsmouth, Hampshire,  
PO2**

**cubitt & west**  
Helping you move forwards



## Main features

- Ideal for first time buyers
- No forward chain
- Flexible living space throughout
- Convenient downstairs bathroom
- Close to shops, transport links and local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'4 x 11'6 (4.07m x 3.51m)

Dining Room: 13'3 x 10'6 (4.04m x 3.20m)

Kitchen: 10'1 x 8'9 (3.08m x 2.67m)

Bathroom

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 11'7 (4.09m x 3.53m)

Bedroom 2: 10'4 x 9'5 (3.15m x 2.87m)

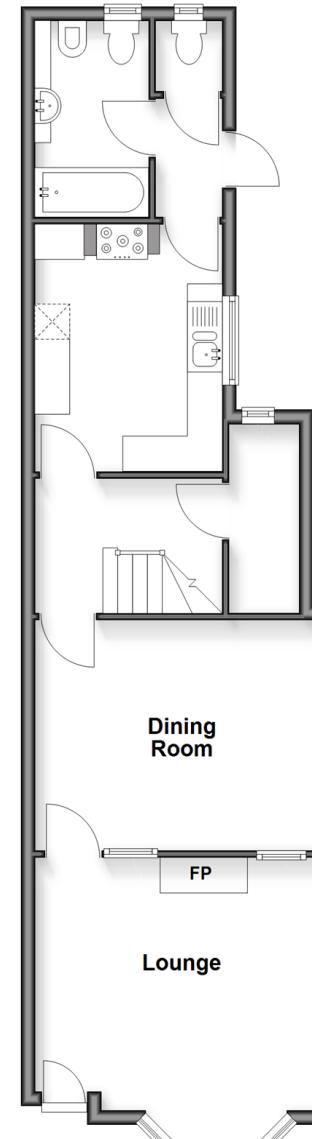
Bedroom 3: 10'6 x 9'0 (3.20m x 2.75m)

### OUTSIDE

Rear Garden

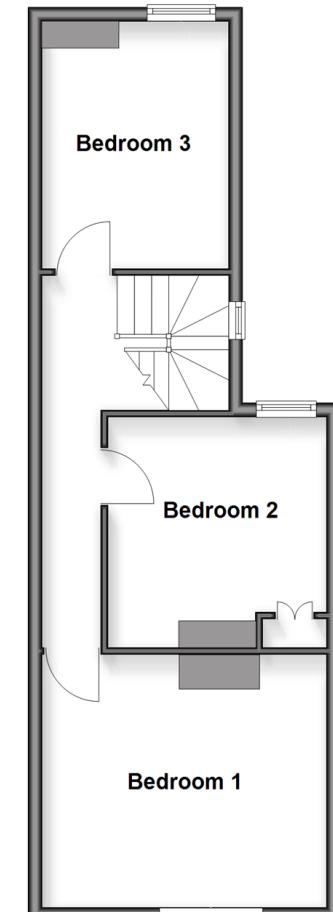
### Ground Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- 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 50% less, by purchasing a Lifetime Lease