



**Price**  
**£280,000**

**Freehold**

3x  1x  1x 

**Exmouth Road,  
Southsea, Hampshire,  
PO5**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Offered with no forward chain
- Spacious rooms throughout
- Blank canvas ready to make your own
- Beautiful mature rear garden
- Central Southsea location with all amenities close by

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 22'0 x 12'2 (6.71m x 3.71m)

Kitchen: 16'7 x 6'10 (5.06m x 2.08m)

### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 10'9 (3.74m x 3.28m)

Bedroom 2: 11'0 x 9'3 (3.36m x 2.82m)

Bedroom 3: 9'4 x 6'9 (2.85m x 2.06m)

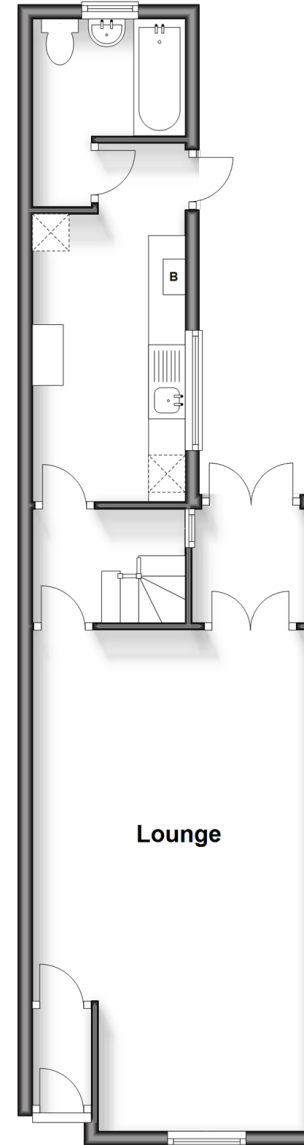
Bathroom

### OUTSIDE

Rear Garden

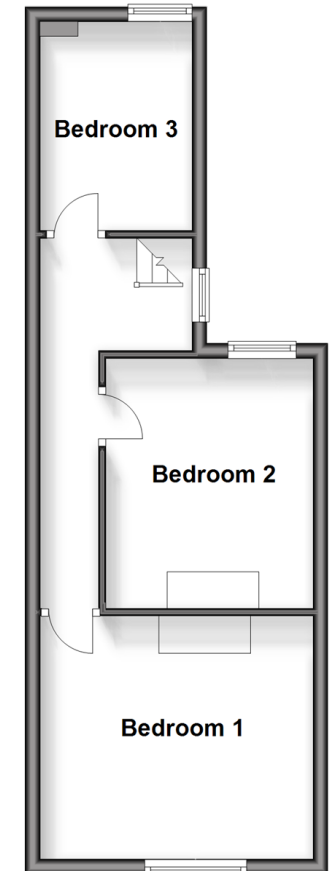
### Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



**Call Southsea - 023 9229 6396 ■ [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.



42227267/20241015/JT/SA