



**Price**  
**£210,000**

**Freehold**

2x  1x  1x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- No forward chain
- Sunny aspect rear garden
- Spacious and bright accommodation
- Well presented throughout
- Ideal first purchase or investment opportunity

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 22'5 x 9'3 (6.84m x 2.82m)

Kitchen: 10'1 x 7'6 (3.08m x 2.29m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'9 (3.53m x 3.28m)

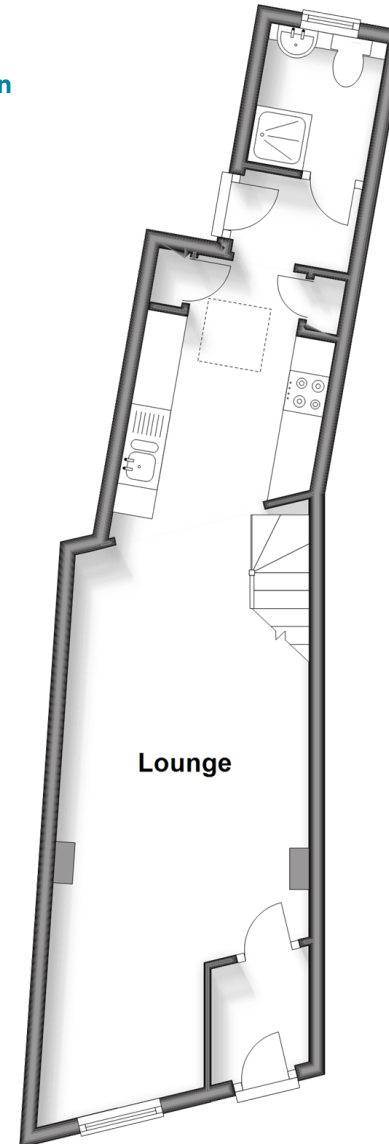
Bedroom 2: 11'9 x 6'9 (3.58m x 2.06m)

### OUTSIDE

Rear Garden

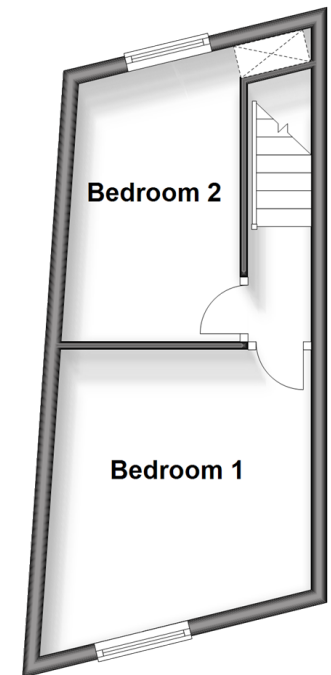
### Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



### First Floor

Approx. 22.0 sq. metres (237.3 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



42227088/20250522/JT/AML