



Guide Price
£230,000

Freehold

2x 1x 2x

**Sutherland Road,
Southsea, Hampshire,
PO4**

cubitt & west
Helping you move forwards



Main features

- Enclosed private rear garden
- Modern kitchen and bathroom
- Close to local shops and amenities
- Great transport links close by
- Central Southsea location

Accommodation

GROUND FLOOR

Entrance Hallway

Family Room: 9'2 x 8'11 (2.80m x 2.72m)

Lounge: 12'1 x 9'6 (3.69m x 2.90m)

Kitchen: 9'6 x 7'5 (2.90m x 2.26m)

Inner Hallway

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 9'6 (3.69m x 2.90m)

Bedroom 2: 12'1 x 9'1 up to fitted wardrobes (3.69m x 2.77m)

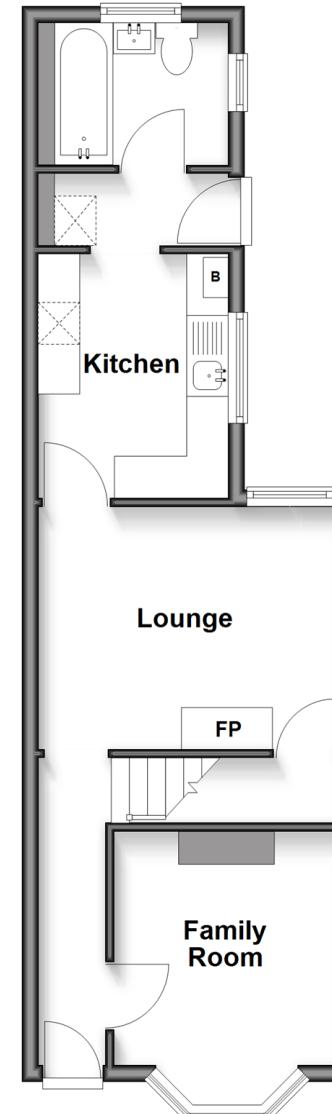
OUTSIDE

Enclosed Rear Garden

Resident Permit Parking

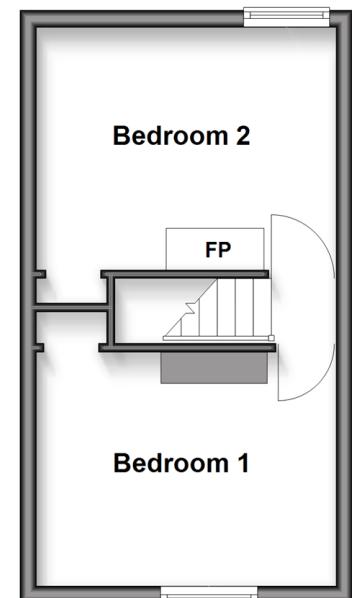
Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.7 sq. feet)



Call Southsea - 023 9229 6396 ■ 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.



CURRENT:
D(62)

POTENTIAL:
B(86)



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