



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Woodmancote Road,  
Southsea, Hampshire,  
PO4**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Sunny aspect garden
- Modern and spacious accommodation
- Immaculate property in the heart of Southsea
- Fantastic location close to local amenities and the seafront
- Train station nearby

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'6 x 10'8 (4.12m x 3.25m)

Kitchen/Dining Area: 20'7 x 14'0 (6.28m x 4.27m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 10'8 (4.30m x 3.25m)

Bedroom 2: 11'1 x 10'6 (3.38m x 3.20m)

Bedroom 3: 9'0 x 8'2 (2.75m x 2.49m)

Cloakroom

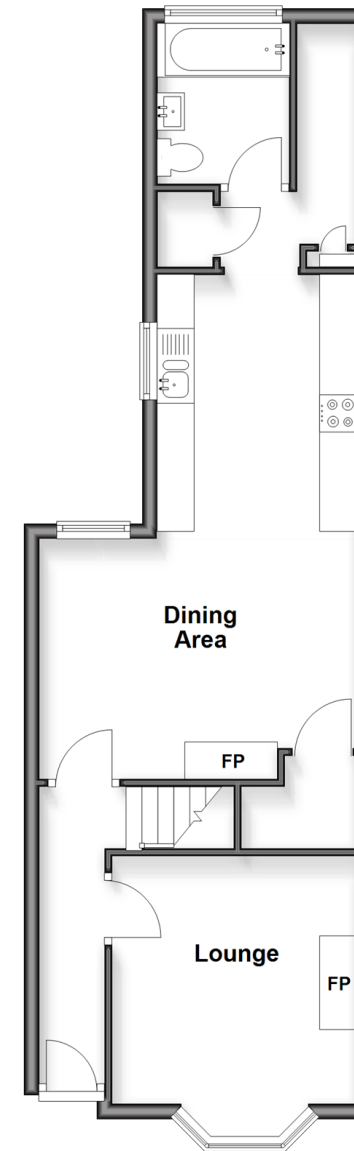
### OUTSIDE

Rear Garden

Resident Permit Parking

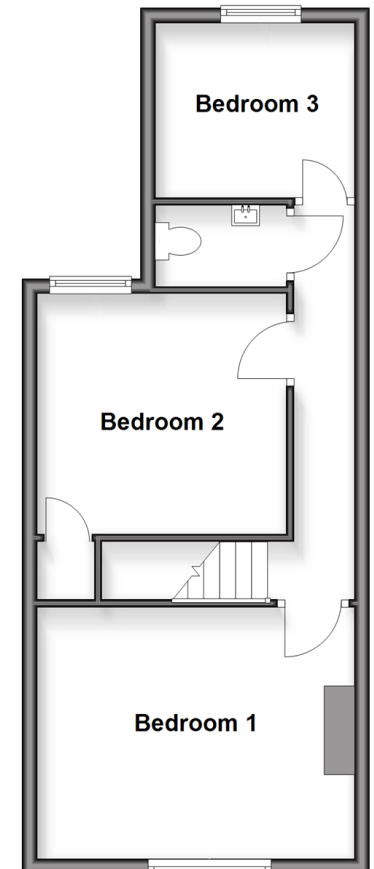
### Ground Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.4 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 50% less, by purchasing a Lifetime Lease.



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