



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

Guide Price
£210,000

Freehold

2x 1x 2x

**Talbot Road, Southsea,
Hampshire, PO4**

cubitt & west
Helping you move forwards



Main features

- **No forward chain**
- **Sunny aspect low maintenance rear garden**
- **Bay and forecourt**
- **Ideal for first time buyers and investors**
- **Close to local amenities and transport links**

Accommodation

GROUND FLOOR

Dining Room: 10'2 x 8'6 (3.10m x 2.59m)

Lounge: 11'6 x 11'2 (3.51m x 3.41m)

Kitchen: 11'0 x 7'9 (3.36m x 2.36m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 11'7 x 9'6 (3.53m x 2.90m)

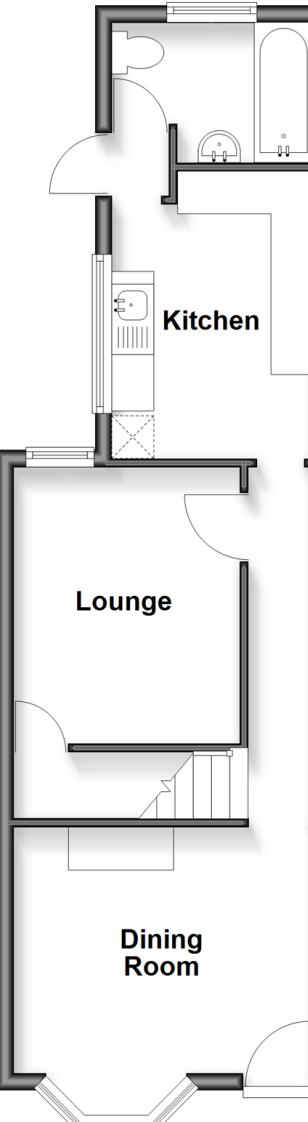
Bedroom 2: 11'9 x 10'4 (3.58m x 3.15m)

OUTSIDE

Rear Garden

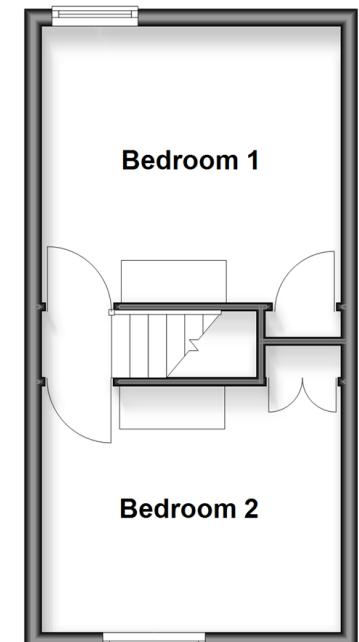
Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.6 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 50% less, by purchasing a Lifetime Lease



CURRENT:
D(68)

POTENTIAL:
B(85)



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