

£259,500

260 Chichester Road

Portsmouth, PO2 0AU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Chichester Road, North End. Accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and an upstairs wet room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, double radiator, under stairs cupboard, doors to reception room one, reception room two and kitchen.

RECEPTION ROOM ONE 16' 3" into bay x 11' 5" (4.95m x 3.48m) PVC double glazed bay window to front aspect, double radiator.

RECEPTION ROOM TWO 16' 8" x 9' 5" (5.08m x 2.87m) PVC double glazed French doors to garden, radiator.

KITCHEN 11' 3" x 7' 7" (3.43m x 2.31m) PVC double glazed back door to garden, PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, gas cooker point, stainless steel sink with mixer tap and drainer unit, tiled to principal areas.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 16' 4" into bay x 11' 6" (4.98m x 3.51m) PVC double glazed bay window to front aspect, double radiator, fitted storage.

BEDROOM TWO 14' 8" x 9' 5" narrowing to 8' 3" (4.47m x 2.87m) PVC double glazed window to rear aspect, radiator, fitted storage.

BEDROOM THREE 11' 4" x 7' 7" (3.45m x 2.31m) PVC double glazed window to rear aspect, wall mounted combination boiler.

WET ROOM Obscure PVC double glazed window to front aspect, close coupled WC, floating wash basin, radiator, tiled to principal areas, extractor fan.

REAR GARDEN 48' (14.63m) approx South facing, fully enclosed, rear pedestrian access, mainly laid to paving.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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