

**£375,000**  
**200 Moorings Way**  
Southsea, PO4 8YN



THREE BEDROOM SEMI-DETACHED HOME WITH OFF ROAD PARKING & GARAGE! Situated in a popular location adjacent to Milton Common, this well-presented three-bedroom semi-detached home offers off-road parking for two cars, a garage, and a westerly facing garden with side and rear pedestrian access. The ground floor features an open-plan lounge/diner, a recently fitted 'Howdens' kitchen with integrated appliances, and a convenient cloakroom. Upstairs boasts three bedrooms (two with built-in wardrobes), and a bathroom suite. The master also benefits from a full range of fitted bedroom furniture, and stunning views out across Langstone Harbour towards Hayling Island. Additional benefits include double glazing throughout and gas central heating via a 'Vaillant' combination boiler. View early to avoid disappointment!





**ENTRANCE** Composite front door to:-

**HALLWAY** Doors to all rooms, stairs with spindled balustrade to first floor landing, under stairs storage cupboard, wood flooring, obscure double glazed window to side elevation, radiator.

**WC** 5' 10" x 2' 6" (1.78m x 0.77m) Obscure double glazed window to front elevation, WC with concealed cistern, wash basin in vanity unit, fully tiled walls and wooden flooring.

**LOUNGE/DINER** 23' 9" x 11' 0" narrowing to 8' 7" (7.26m x 3.37m) Open plan lounge/diner with dual aspect bay windows, two radiators, carpeted flooring, telephone/broadband and TV points.

**KITCHEN** 13' 2" x 8' 7" (4.03m x 2.62m) Recently fitted modern 'Howdens' kitchen (December 2024) comprising a range of wall and base level units incorporating square edge work surfaces, resin sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, space for American style fridge/freezer, integral dishwasher, cupboard housing 'Vaillant' combination boiler, tiled to principal areas and laminate flooring, double glazed window to rear elevation, double glazed door to garden.

**FIRST FLOOR LANDING** Spindled balustrade, loft access, radiator, carpeted flooring, doors to all rooms.

**BEDROOM ONE** 11' 8" x 11' 1" excluding bedroom furniture (3.58m x 3.40m) Dual aspect double glazed windows, radiator, carpeted flooring, built-in cupboard, range of fitted bedroom furniture.

**BATHROOM** 7' 9" x 6' 2" (2.38m x 1.89m) Fitted bathroom suite comprising enclosed 'P' shaped bath with central taps, thermostatic shower over, combined wash basin and WC in vanity unit, radiator, fully tiled walls and flooring, built-in cupboard, obscure double glazed window to front elevation.

**BEDROOM TWO** 9' 7" x 9' 0" (2.93m x 2.76m) Double glazed window to rear elevation, radiator, carpeted flooring, two built-in cupboards.

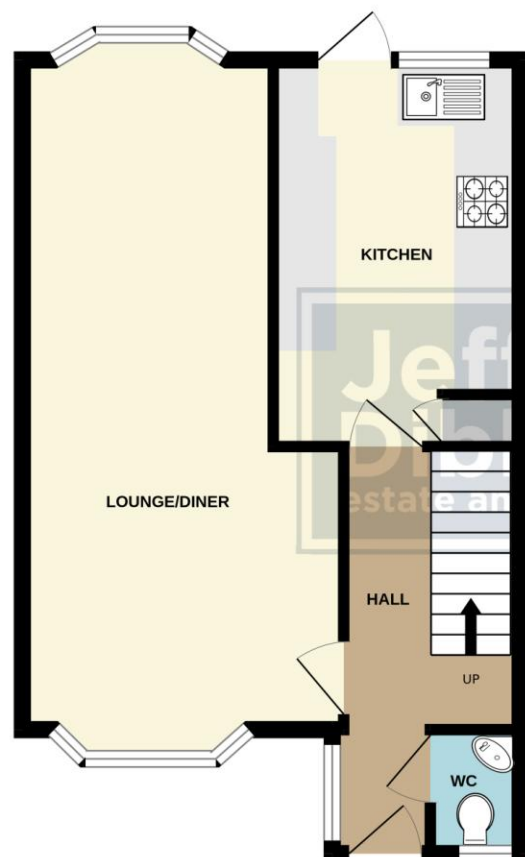
**BEDROOM THREE** 6' 7" x 8' 3" (2.02m x 2.54m) Double glazed window to rear elevation, radiator, carpeted flooring, TV point.

**GARDEN** 17' 7" x 21' 8" (5.37m x 6.61m) Westerly facing aspect, laid to a mix of artificial lawn and paving, side and rear pedestrian access, enclosed by metal fencing, outside tap.

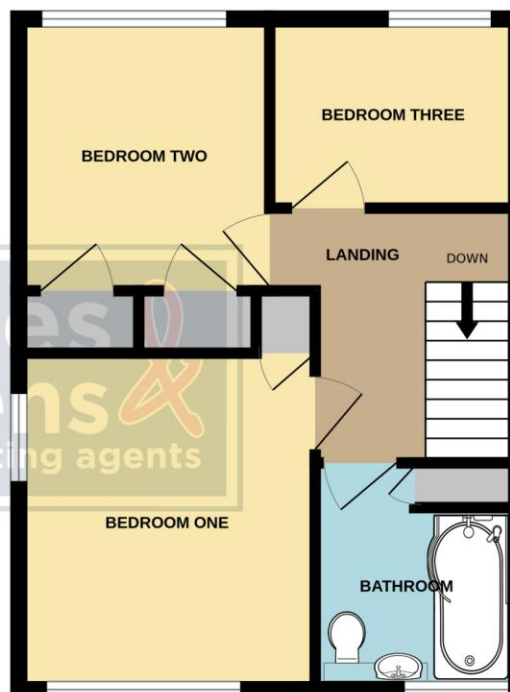
**DRIVEWAY** Block paved driveway providing off road parking for two cars.

**GARAGE** Found within a block at the rear of the property, personal door located to rear of garden, electric up and over door.

GROUND FLOOR



FIRST FLOOR



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.  
Made with Metropix ©2025

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

**EPC Graph to follow**

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  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**

1 Marmion Road, Southsea,  
Hampshire, PO5 2DT

**CONTACT**

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk