



**£415,000**  
**11 Whimbrel Close**  
Southsea, PO4 8YP

THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE & WEST FACING GARDEN! An opportunity has arisen to acquire this semi-detached residence found in Whimbrel Close, Milton. A well-presented property offering generous space throughout. The accommodation of this home comprises a 23ft (approx.) dual aspect lounge/diner, downstairs WC, modern fitted kitchen and conservatory to the ground floor, with three double bedrooms and a four-piece family bathroom on the first floor. Further benefits include an integral garage, gas central heating, double glazing, front garden with driveway and low maintenance rear garden with side pedestrian access. Situated within a highly desirable area, a location perfect for those looking to live a slightly quieter lifestyle, but still with the ease of all the local amenities close by. Contact us today to avoid missing out.

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**FRONT** Driveway for one vehicle, laid to artificial lawn, paved walkway, door to:-

**HALLWAY** Doors to all rooms, storage cupboard, stairs to first floor landing.

**INTEGRAL GARAGE** 17' 2" x 7' 6" (5.25m x 2.31m) Up and over door, electric and power.

**CLOAKROOM** Low level WC, wall mounted hand basin, tiled to principal areas, double glazed obscure window to side elevation.

**LOUNGE/DINER** 23' 9" x 10' 9" (7.25m x 3.29m) Double glazed window to front elevation, carpet throughout, radiators, double glazed sliding door leading to garden.

**KITCHEN** 9' 1" x 11' 0" (2.77m x 3.37m) Lovely fitted kitchen comprising a range of wall and base level units incorporating corner edge work surfaces, sink and drainer unit with mixer tap, induction hob with electric oven below, integral fridge/freezer, double glazed window to rear elevation, laminate flooring, cupboard housing wall mounted combination boiler.

**CONSERVATORY** 9' 9" x 11' 7" (2.98m x 3.55m) Double glazed sliding door to garden, spaces and plumbing for washing machine and tumble dryer, laminate flooring.

**LANDING** Doors to all rooms, double glazed window to side elevation, loft hatch.

**BEDROOM ONE** 13' 10" x 11' 0" (4.23m x 3.37m) Double glazed window to front elevation, carpet throughout, radiator.

**BEDROOM THREE** 11' 3" x 10' 9" (3.45m x 3.28m) Double glazed window to front elevation, carpet throughout, radiator.

**BEDROOM TWO** 12' 0" x 11' 0" excluding (3.66m x 3.37m) Double glazed window to rear elevation, carpet throughout, radiator, built-in wardrobe.

**BATHROOM** 11' 11" x 6' 7" (3.64m x 2.02m) Four-piece bathroom suite comprising panel enclosed bath with central taps, walk-in shower cubicle with thermostatic shower over, vanity unit incorporating concealed cistern, hand basin and storage beneath, tiled to principal areas, built-in cupboard, double glazed obscure window to rear elevation.

**GARDEN** Laid to artificial lawn with paved area, side pedestrian access, enclosed by wooden fencing and brick walls.

**AGENTS NOTE:**

**COUNCIL TAX** Band D.



GROUND FLOOR

FIRST FLOOR



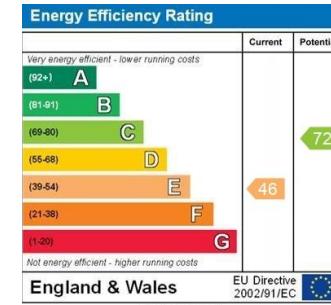
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for marketing purposes only and should be used as such 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 D

**VIEWINGS**  
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.