

£525,000
5 Lampeter Avenue
Drayton, PO6 2AL

An excellent example of an 'Art Deco' style family home which is situated in a elevated cul-de-sac location, yet within easy access of local shopping amenities, recreation grounds, commutable road links and the catchment for both Springfield and Court Lane Schools. The primary accommodation which has a number of original 'Art Deco' features is arranged over two floors and comprises; hallway, cloakroom, dining room, living room, sun lounge, breakfast room and kitchen on the ground floor, with four bedrooms, a bathroom and shower room on the first floor. On the top floor there is an impressive roof terrace and observatory / viewing room with outstanding panoramic views towards Langstone Harbour and the City of Portsmouth in the distance. Offered with gas fired central heating, double glazing, a southerly facing rear garden, off-road parking for numerous cars and a detached double garage, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

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ENTRANCE HALL 15' 5" x 9' 0" (4.7m x 2.74m)

DINING ROOM 20' 5" x 7' 5" (6.22m x 2.26m)

LIVING ROOM 15' 8" x 15' 3" (4.78m x 4.65m)

CONSERVATORY 15' 2" x 6' 0" (4.62m x 1.83m)

WC 3' 9" x 3' 7" (1.14m x 1.09m)

BREAKFAST ROOM 14' 11" x 9' 2" (4.55m x 2.79m)

KITCHEN 15' 6" x 5' 11" (4.72m x 1.8m)

BEDROOM ONE 14' 5" x 12' 6" (4.39m x 3.81m)

BEDROOM TWO 14' 5" x 10' 7" (4.39m x 3.23m)

BEDROOM THREE 14' 6" x 8' 3" (4.42m x 2.51m)

BEDROOM FOUR 14' 6" x 7' 0" (4.42m x 2.13m)

FAMILY BATHROOM 6' 9" x 6' 6" (2.06m x 1.98m)

SHOWER ROOM 5' 6" x 3' 7" (1.68m x 1.09m)

TOP FLOOR Leading directly into:

SUN ROOM 11' 7" x 9' 1" (3.53m x 2.77m)

ROOF TERRACE 24' 0" x 21' 5" (7.32m x 6.53m)

GARDEN Southerly aspect.

DRIVEWAY

DOUBLE GARAGE 15' 3" x 15' 0" (4.65m x 4.57m)

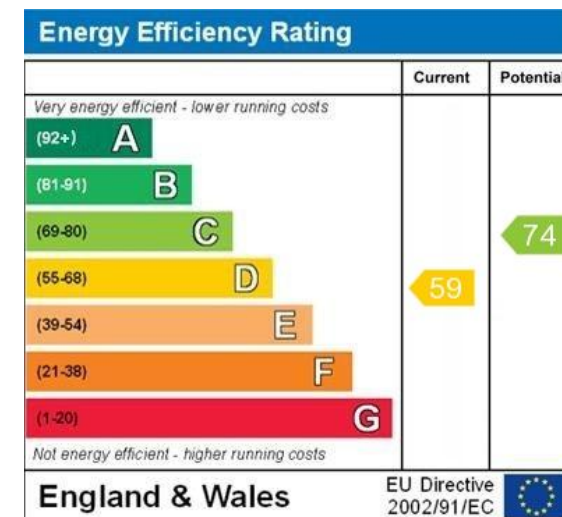


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



**Jeffries
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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.