



£695,000
28 Hilltop Crescent
Drayton, PO6 1BD

PROPERTY SUMMARY

We are delighted to bring to market this exceptional four-bedroom extended family home, perfectly positioned in the elevated location of Hilltop Crescent, offering breathtaking, far-reaching views. Upon entering, you are greeted by a spacious hallway leading to a welcoming lounge, a convenient utility room with a shower and WC, and a stylish modern fitted kitchen opening onto a generous family living area ideal for entertaining or relaxing. Ascending to the first floor, you'll discover four well-proportioned bedrooms, with the rear-facing rooms boasting stunning scenic views, along with a contemporary family bathroom. The beautifully landscaped rear garden features a large patio area, steps descending to the lawn, and an additional space at the back laid with artificial grass, perfect for a children's play area. Further benefits include a substantial 16-foot store area and a driveway with ample off-road parking for multiple vehicles.





FRONT

Front garden laid to lawn and driveway providing off road parking for multiple vehicles.

PORCH

HALLWAY 19' 6" x 9' 0" (5.94m x 2.74m)

LOUNGE 15' 6" x 12' 5" (4.72m x 3.78m)

KITCHEN 15' 5" x 13' 8" (4.7m x 4.17m) Quooker boiling water tap, quartz work tops and electric under floor heating.

UTILITY ROOM/WC 8' 9" x 5' 9" (2.67m x 1.75m) Utility area, shower cubicle and WC.

FAMILY ROOM 18' 4" x 15' 5" (5.59m x 4.7m) Underfloor heating.

LANDING

BEDROOM ONE 16' 1 into bay" x 12' 5" (4.9m x 3.78m)

BEDROOM TWO 13' 9" x 12' 5" (4.19m x 3.78m)

BEDROOM THREE 14' 0 max" x 9' 5" (4.27m x 2.87m)

BEDROOM FOUR 10' 3" x 9' 10" (3.12m x 3m)

FAMILY BATHROOM 9' 0" x 5' 8" (2.74m x 1.73m)

STORE AREA 16' 0" x 6' 2" (4.88m x 1.88m)

REAR GARDEN Partly laid to lawn, patio and artificial grass. Outside tap and electric points.





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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

**Jeffries
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