

£459,995

59 East Cosham Road

Portsmouth, PO6 2BT

PROPERTY SUMMARY

We are delighted to present this beautifully modernised three-bedroom semi-detached home, located on the sought-after East Cosham Road. Thoughtfully enhanced by its current owners, the ground floor boasts a spacious lounge, a stunning open-plan kitchen and dining area, featuring contemporary fittings and bi-folding doors that open onto the rear garden, this space seamlessly blends indoor and outdoor living and a downstairs WC. Upstairs, you'll find three good sized bedrooms and a well-appointed family bathroom, providing ample space for a growing household. Externally, the property boasts a west-facing garden, with a raised patio enclosed by a sleek glass balustrade, as well as a lawn area with mature shrubs and bushes. A viewing of this exceptional property is highly recommended. Contact our Drayton Office today to arrange yours!





FRONT Shared driveway leading to a garage, steps leading to front garden and front door.

**HALLWAY
WC**

LOUNGE 15' 9" into bay x 12' 1" (4.8m x 3.68m)

KITCHEN/DINER 19' 9" max x 13' 2" max (6.02m x 4.01m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 8" into bay x 11' 9" (4.78m x 3.58m)

BEDROOM TWO 13' 3" x 11' 4" (4.04m x 3.45m)

BEDROOM THREE 10' 0" x 8' 2" (3.05m x 2.49m)

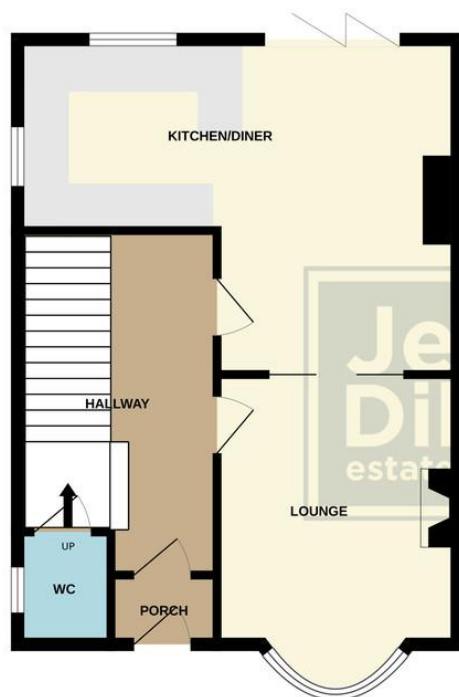
BATHROOM 8' 2" x 7' 8" (3.05m x 2.49m)

REAR GARDEN Raised patio seating area, steps leading down to lawn with planted borders and another patio located to the rear of the garden.

GARAGE



GROUND FLOOR



1ST 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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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.

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
Dibbensen**
estate and letting agents

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