

£750,000
44 Dysart Avenue
Drayton, PO6 2NA

PROPERTY SUMMARY

We're excited to bring to the market this impressive eight bedroom early Victorian character property which offers approximately 3000 sq ft of living accommodation over three floors. Drayton Manor resides in the convenient central Drayton location of Dysart Avenue within easy access of local shops, amenities and transport links. The property briefly comprises of a foyer, a welcoming hallway, two large reception rooms, a modern fitted kitchen, a family bathroom as well as a separate shower room, eight generous bedrooms of which the master bedroom boasts ensuite facilities. Externally there is a well maintained rear garden, a garage and workshop adjoined. We truly believe that Drayton Manor needs to be seen to be fully appreciated, to arrange your viewing contact our Drayton Office today!





FRONT GARDEN

FOYER

HALLWAY

DINING ROOM 16' 10" x 14' 10" (5.13m x 4.52m)

SITTING ROOM 23' 7" x 19' 9" (7.19m x 6.02m)

KITCHEN 17' 0" x 9' 5" (5.18m x 2.87m)

CONSERVATORY 8' 8" x 8' 8" (2.64m x 2.64m)

FIRST FLOOR LANDING

BEDROOM THREE 12' 7" x 9' 3" (3.84m x 2.82m)

BEDROOM TWO 13' 9" x 10' 5" (4.19m x 3.18m)

FAMILY BATHROOM

BEDROOM 4/ STUDY 11' 6" x 9' 10" (3.51m x 3m)

BEDROOM ONE 17' 0" x 16' 1" (5.18m x 4.9m)

ENSUITE

SECOND FLOOR LANDING

GYM/BEDROOM EIGHT 10' 10" x 7' 5" (3.3m x 2.26m)

BEDROOM FIVE 12' 9" x 10' 5" (3.89m x 3.18m)

SHOWER ROOM

BEDROOM SIX 14' 4" x 12' 9" (4.37m x 3.89m)

BEDROOM SEVEN 10' 4" x 10' 0" (3.15m x 3.05m)

REAR GARDEN

WORKSHOP 14' 4" x 6' 0" (4.37m x 1.83m)

GARAGE 18' 1" x 8' 4" (5.51m x 2.54m)



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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2ND FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	33 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
Dibbens**
estate and letting agents

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