

**£525,000**

**17 East Cosham Road**

Portsmouth, PO6 2BP



## PROPERTY SUMMARY

Situated in the desirable position of East Cosham Road, you will find this detached family home which is located within easy access of local transport links and shops. The property consists of a porch, hallway, a spacious lounge opening into a dining room, a kitchen and a downstairs WC. To the first floor you will find three good size bedrooms and a family bathroom. Externally there is a westerly facing rear garden, a block paved driveway providing off road parking and a garage. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking with access to garage and side access to rear garden.

**PORCH**

**HALLWAY**

**LOUNGE** 16' 1" x 13' 0" (4.9m x 3.96m)

**DINING ROOM** 11' 10" x 10' 1" (3.61m x 3.07m)

**KITCHEN** 11' 10" x 9' 10" (3.61m x 3m)

**WC**

**LANDING**

**BEDROOM ONE** 13' 8" x 13' 0" (4.17m x 3.96m)

**BEDROOM TWO** 12' 0" x 10' 1" (3.66m x 3.07m)

**BEDROOM THREE** 9' 10" x 8' 7" (3m x 2.62m)

**BATHROOM**

**REAR GARDEN**

**GARAGE** 16' 3" x 8' 0" (4.95m x 2.44m)

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 E

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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**  
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