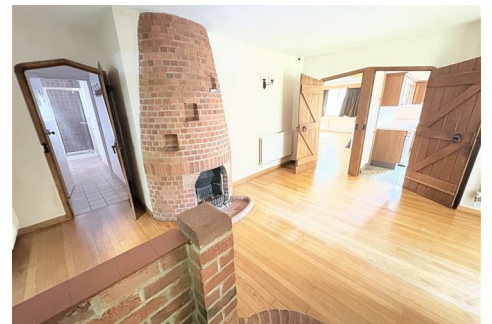




NESBITT & SONS
ESTATE AGENTS



16 Uplands Road, Portsmouth, PO6 1HR
Asking price £550,000

Nestled in the sought-after hillslope location of Uplands Road, Drayton, this charming detached family home offers a unique blend of character and potential. With four spacious bedrooms and two bathrooms, this property is perfect for families seeking both comfort and space.

As you enter, you are welcomed into a generous entrance hall leading to a large lounge diner, featuring a delightful inglenook fireplace that adds warmth and character to the heart of the home. The property boasts stunning views of the Solent, providing a picturesque backdrop that enhances the appeal of this lovely residence.

Set within mature wrap-around gardens, the outdoor space offers a tranquil retreat, ideal for family gatherings or simply enjoying the beauty of nature. The property also benefits from ample parking, accommodating up to five vehicles, which is a rare find in such a desirable area.

Entrance Hallway 20'5 x 15'10 (6.22m x 4.83m)



Lounge/Diner 29'2 max x 15'11 max (8.89m max x 4.85m max)



Kitchen/Breakfast Room 11'10 x 11'10 (3.61m x 3.61m)



Utility Room 9'0 x 6'1 (2.74m x 1.85m)

Shower Room 15'7 x 4'5 (4.75m x 1.35m)



Landing



Bedroom One 13'11 x 11'5 (4.24m x 3.48m)



Bedroom Two 13'9 x 10'8 (4.19m x 3.25m)



Bedroom Three 9'4 x 9'0 (2.84m x 2.74m)



Bedroom Four 20'8 x 11'0 (restricted head room)
(6.30m x 3.35m (restricted head room))



Bathroom 7'9 x 6'2 (2.36m x 1.88m)



Outside

Driveway

Garage

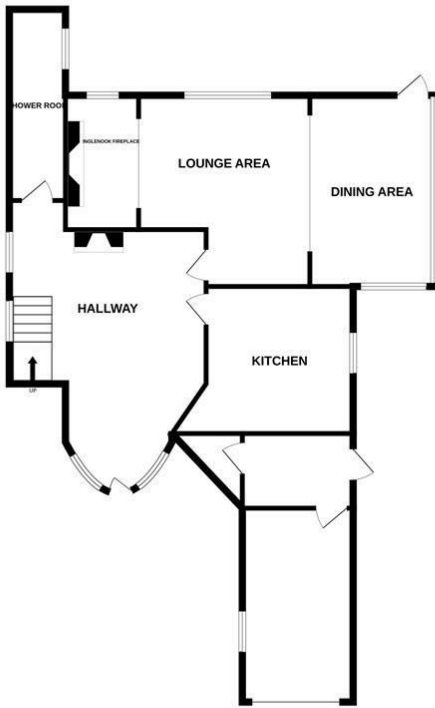
Gardens



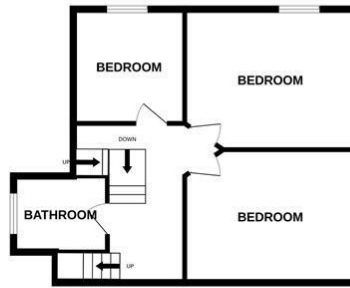
Landing

Floor Plan

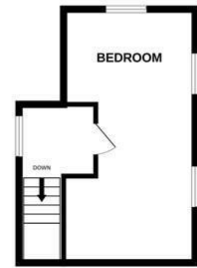
GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.8 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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