



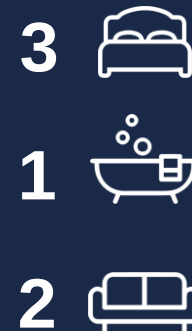
£350,000

177 Hawthorn Crescent

Portsmouth, PO6 2TJ

PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom property located in Hawthorn Crescent. Located close to Cosham High Street and train station as well as being close to local motorway and bus links this property is conveniently positioned for someone looking to live out of the city but still within easy access. The accommodation consists of a lounge, dining room, modern kitchen as well as a downstairs WC. To the first floor you will find three bedrooms and a family bathroom, from the landing there is a fixed staircase which provides access to a loft room complete with power, lighting and Velux windows. Externally there is off road parking to the front of the property and a low maintenance rear garden benefitting from a private aspect. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, front door to hallway.

HALLWAY

LOUNGE 15' 4 into bay" x 11' 1" (4.67m x 3.38m)

DINING ROOM 14' 6" x 12' 7" (4.42m x 3.84m)

WC 8' 1" x 2' 11" (2.46m x 0.89m)

KITCHEN 19' 3 max" x 9' 9" (5.87m x 2.97m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 7" x 11' 7" (3.84m x 3.53m)

BEDROOM TWO 12' 10" x 9' 6" (3.91m x 2.9m)

BEDROOM THREE 8' 0" x 7' 7" (2.44m x 2.31m)

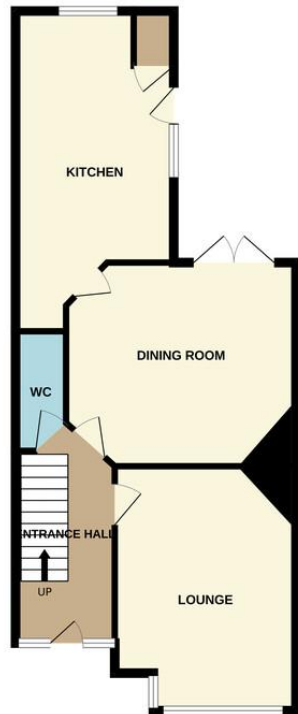
BATHROOM 6' 7" x 5' 10" (2.01m x 1.78m)

STAIRS TO LOFT ROOM

LOFT ROOM 17' 10" x 13' 1" (5.44m x 3.99m)

REAR GARDEN Laid to patio with planted borders and a pond.

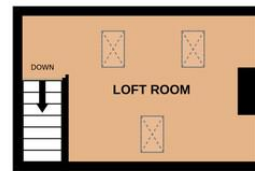
GROUND FLOOR



1ST FLOOR



2ND 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	83 B
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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