



**Guide Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**Priory Road, Southsea,  
Hampshire, PO4**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern open plan kitchen diner
- Sunny aspect rear garden
- Fantastic location near to local amenities
- Close to the beach
- Ideal for first time buyers

## Accommodation

### GROUND FLOOR

- Lounge: 12'0 x 10'4 (3.66m x 3.15m)
- Kitchen: 12'7 x 8'0 (3.84m x 2.44m)
- Dining Area: 12'1 x 10'3 (3.69m x 3.13m)
- Lean to: 16'8 x 4'0 (5.08m x 1.22m)
- Bathroom

### FIRST FLOOR

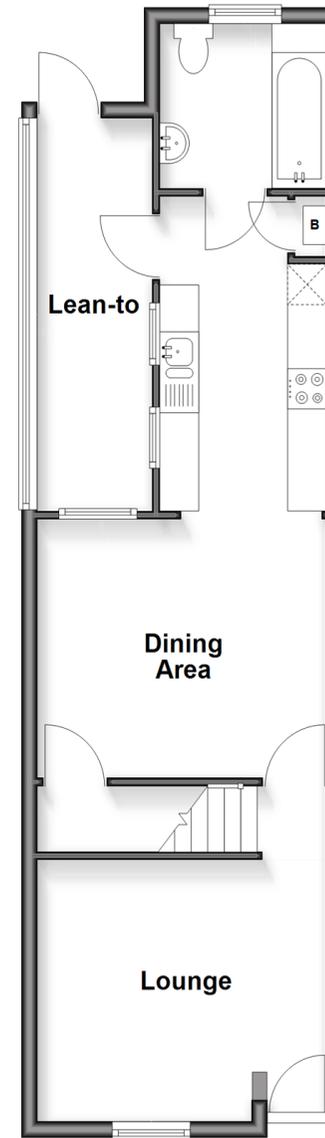
- Landing
- Bedroom 1: 12'0 x 10'7 (3.66m x 3.23m)
- Bedroom 2: 12'0 x 10'5 (3.66m x 3.18m)

### OUTSIDE

- Rear Garden

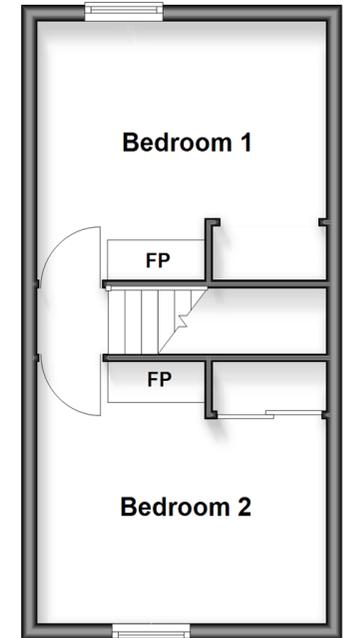
## Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



## First Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



**Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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