



£350,000
298 Highbury Grove
Highbury, PO6 2RX

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this four bedroom family home located in Highbury Grove. The accommodation is spread over three floors and includes; two reception rooms, a kitchen, a conservatory and a downstairs WC. To the first floor you will find a family bathroom consisting of a four piece bathroom suite and three bedrooms, with the master bedroom and ensuite located to the second floor. Externally there is a westerly facing rear garden with a private aspect and off road parking located to the front. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking, door to porch.

PORCH

HALLWAY

LOUNGE 15' 3 into bay" x 10' 9" (4.65m x 3.28m)

DINING ROOM 14' 3" x 12' 5" (4.34m x 3.78m)

KITCHEN 16' 4" x 9' 7" (4.98m x 2.92m)

CONSERVATORY 10' 0" x 8' 4" (3.05m x 2.54m)

WC

FIRST FLOOR LANDING

BEDROOM THREE 12' 5" x 11' 5" (3.78m x 3.48m)

BEDROOM TWO 15' 3 into bay" x 9' 4" (4.65m x 2.84m)

BEDROOM FOUR 7' 9" x 7' 2" (2.36m x 2.18m)

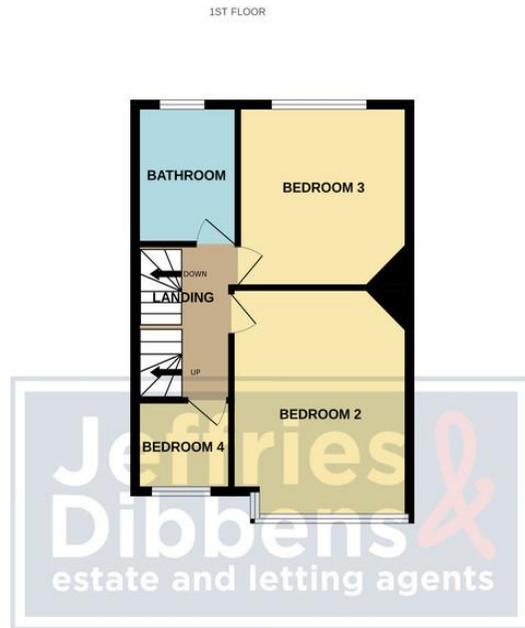
FAMILY BATHROOM

BEDROOM ONE 16' 7 max" x 12' 3 max" (5.05m x 3.73m)

ENSUITE

REAR GARDEN Outside brick built storage area.





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.
Made with Metropix ©2025

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		76 C
55-68	D	62 D	
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.



OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire,
PO6 2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk