



£540,000
11 Skye Close
Cosham, PO6 3LT

PROPERTY SUMMARY

Nestled in the quiet residential cul de sac of Sky Close you will find this beautifully presented four bedroom detached house. The property is located within walking distance of QA hospital and within easy access of Cosham High Street, train station and amenities, This property consists of a lounge, an open plan kitchen diner with utility room and a downstairs WC. To the first floor you will find a family bathroom and four double bedrooms of which the master boasts ensuite facilities. Externally there is a well maintained sunny rear garden with a private aspect, off road parking and a garage. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking, access to garage, side access to garden.

HALLWAY

LOUNGE 18' 4 into bay" x 12' 8" (5.59m x 3.86m)

KITCHEN/DINER 19' 4 max" x 14' 7" (5.89m x 4.44m)

UTILITY ROOM

WC

LANDING

MASTER BEDROOM 13' 1" x 12' 8" (3.99m x 3.86m)

ENSUITE

BEDROOM TWO 11' 8" x 10' 6" (3.56m x 3.2m)

BEDROOM THREE 11' 8" x 11' 3" (3.56m x 3.43m)

BEDROOM FOUR 11' 2" x 11' 1" (3.4m x 3.38m)

BATHROOM

GARAGE 17' 5" x 9' 0" (5.31m x 2.74m)

REAR GARDEN



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

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

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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