



£465,000
18 Court Mead
Portsmouth, PO6 2LT

PROPERTY SUMMARY

Situated in the quiet cul de sac location of Court Mead, Drayton, you will find this well presented two bedroom detached bungalow. The accommodation consists of two bedrooms, a spacious lounge, modern shower room, a kitchen and a sun room which opens onto the rear garden. Externally there is a driveway, a well maintained garden and a converted garage complete with power and lighting. We feel that this property would be ideal for someone looking to downsize while staying within a well connected area, with easy access to local shops and amenities. To arrange your viewing contact our Drayton Office today.





FRONT Off road parking, front door to property.

PORCH

HALLWAY

BEDROOM ONE 14' 7" into bay" x 13' 4" to front of wardrobes" (4.44m x 4.06m)

BEDROOM TWO 10' 7" x 9' 6" (3.23m x 2.9m)

SHOWER ROOM 7' 6" x 5' 9" (2.29m x 1.75m)

LOUNGE 16' 6" x 11' 7" (5.03m x 3.53m)

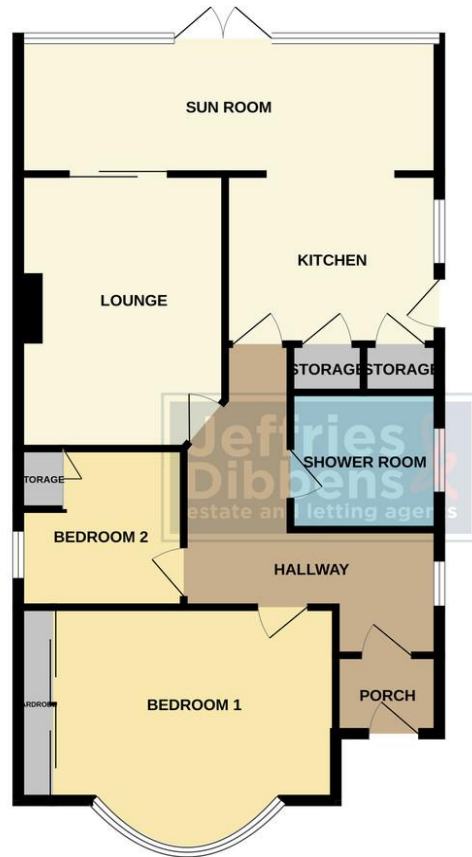
KITCHEN 12' 0" x 9' 1" (3.66m x 2.77m) Door to driveway.

SUN ROOM 20' 0" x 7' 5" (6.1m x 2.26m) Easy Base built extension. please ask for further details.

REAR GARDEN

GARAGE CONVERSION 18' 5" x 9' 7" (5.61m x 2.92m) Power and lighting.

GROUND 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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	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.

**Jeffries
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