



£340,000
52 Raymond Road
Paulsgrove, PO6 4RB

Offered to the market for the first time since the 1960s! This rare opportunity presents a wonderful family home full of charm, space, and potential. We are delighted to offer to the market this extended three bedroom semi-detached home, ideally situated on the popular Raymond Road in Paulsgrove. The ground floor comprises a welcoming entrance hall, a spacious open-plan lounge/diner, a modern fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are three bedrooms, two with views out towards the Solent, and a family bathroom suite. Externally, the property further benefits from off-road parking for two cars, garage, and craft room (original garage), along with a mature south-facing rear garden. The garden also features a fantastic games room/summer house, ideal for use as a home office, gym, bar, or additional recreational space. Additional benefits include double glazing and gas central heating. Book your viewing today!

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PORCH 3' 6" x 6' 4" (1.09m x 1.95m)

HALLWAY 14' 7" x 5' 10" (4.47m x 1.80m)

LOUNGE 13' 3" into bay x 10' 8" into recess (4.06m x 3.27m)

DINING ROOM 13' 3" x 9' 9" (4.04m x 2.98m)

CONSERVATORY 7' 2" x 9' 11" (2.20m x 3.03m)

KITCHEN 15' 7" x 6' 10" (4.77m x 2.10m)

FIRST FLOOR LANDING 8' 7" x 5' 11" (2.64m x 1.82m)

BEDROOM ONE 13' 3" into bay x 10' 7" into recess (4.06m x 3.24m)

BEDROOM TWO 12' 4" x 9' 9" into recess (3.78m x 2.98m)

BEDROOM THREE 8' 11" x 6' 10" (2.74m x 2.09m)

BATHROOM 5' 8" x 5' 11" (1.73m x 1.82m)

OUTSIDE:

SOUTH FACING GARDEN

CRAFT ROOM / ORIGINAL GARAGE 16' 3" x 7' 11" (4.97m x 2.43m)

GARDEN ROOM 9' 6" x 19' 0" (2.91m x 5.81m)

GARAGE

DRIVEWAY Parking for two cars.



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	70 C	76 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.



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