

£255,000
36 Hillsley Road
Paulsgrove, PO6 4LF

Offered with no onward chain, this well-presented two double bedroom semi-detached home located in Hillsley Road, Paulsgrove, is an ideal first-time purchase or investment opportunity. The ground floor comprises a fitted kitchen and a spacious lounge/dining room, providing a bright and comfortable living space. To the first floor are two generous double bedrooms and a recently refitted contemporary bathroom. The property also benefits from double glazing and gas central heating throughout. Externally, the property enjoys an enclosed wrap-around garden with a useful brick-built storage shed, along with the added benefit of off-road parking. An internal viewing is highly recommended.

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ENTRANCE HALL

LOUNGE/DINER 15' 3" x 10' 6" (4.66m x 3.22m)

KITCHEN 6' 11" x 16' 10" (2.13m x 5.15m)

LANDING

BEDROOM ONE 10' 1" x 11' 4" (3.09m x 3.46m)

BEDROOM TWO 10' 11" x 10' 7" (3.34m x 3.23m)

BATHROOM 5' 1" x 6' 0" (1.57m x 1.83m)

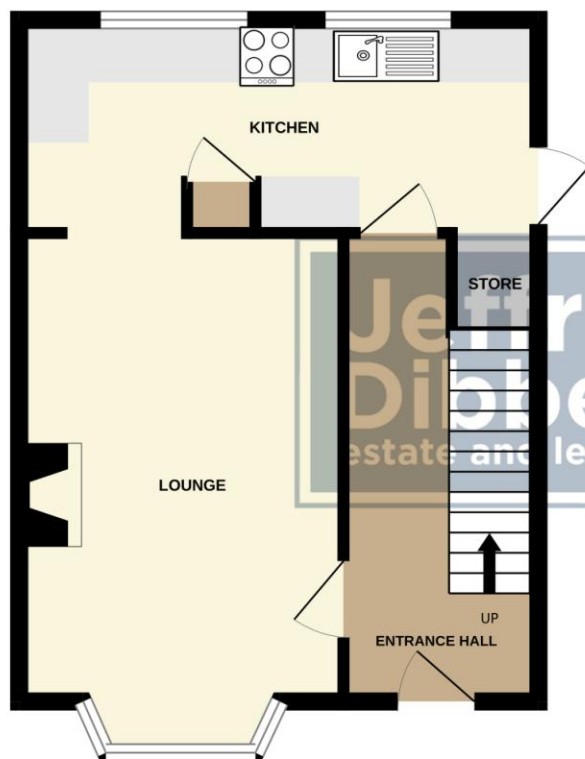
REAR GARDEN

DRIVEWAY

BRICK-BUILT SHED



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	47 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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