



Cockleshell Gardens, Southsea PO4 9SA



welcome to

Cockleshell Gardens, Southsea

Two bedroom semi-detached family home located in the sought after area of Cockleshell Gardens Southsea. To view this property please call us in branch today!



Fox & Sons are pleased to bring to the market this well-maintained two-bedroom semi-detached home, located in the popular Cockleshell Gardens, Southsea. Situated in a quiet and private estate, this property offers comfortable living in a convenient location, ideal for a range of buyers including first-time purchasers, small families, or those looking to downsize.

On the ground floor, the entrance opens into a bright lounge featuring a large window that allows plenty of natural light. The hard flooring throughout provides a clean and practical finish. At the rear of the property, the kitchen/diner is fitted with gloss units, offering generous storage and worktop space. From here, a conservatory leads out to the rear garden.

The garden is low-maintenance, laid with artificial grass and including a wooden shed for additional storage.

Upstairs, the property offers two double bedrooms and a modern bathroom fitted with a three-piece suite.

Additional benefits include gas central heating, double glazing, and off-road parking within the estate. The location is quiet with no through traffic, enhancing the sense of privacy and security.

Entrance To The Sitting Room

Sitting Room

Lean To

Kitchen

11' 6" x 9' 2" (3.51m x 2.79m)

Conservatory

11' 2" x 8' 6" (3.40m x 2.59m)

Downstairs Wc

First Floor

Landing

Bedroom One

9' 10" x 9' 6" (3.00m x 2.90m)

Family Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Bedroom Two

11' 6" x 6' 7" (3.51m x 2.01m)



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Cockleshell Gardens, Southsea

- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- PRIVATE GARDEN
- ALLOCATED PARKING
- BRIGHT THROUGHOUT
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOS106350



Property Ref:
SOS106350 - 0002

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