



£475,000
22 Sea View Road
Portsmouth, PO6 1EW

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN we're pleased to present to the market this four bedroom detached bungalow in need of renovation. The properties accommodation is spread over two floors and consists of four good size bedrooms, a family bathroom, two reception rooms, a conservatory and a kitchen. Other benefits include a garage and a south facing rear garden. To arrange your viewing contact our Drayton Office today!





FRONT Front garden and shared driveway leading down to a garage. Front door to property.

HALLWAY

KITCHEN 14' 9" x 10' 9" (4.5m x 3.28m)

BEDROOM ONE 15' 3" x 12' 6" (4.65m x 3.81m)

BEDROOM FOUR 10' 8" x 8' 11" (3.25m x 2.72m)

BATHROOM

LOUNGE 19' 11" x 12' 11" (6.07m x 3.94m)

DINING ROOM 13' 0" x 10' 4" (3.96m x 3.15m)

CONSERVATORY 9' 11" x 6' 1" (3.02m x 1.85m)

LANDING

BEDROOM TWO 14' 5" x 12' 2" (4.39m x 3.71m)

BEDROOM THREE 12' 2" x 11' 2" (3.71m x 3.4m)

REAR GARDEN

GARAGE



TOTAL FLOOR AREA: 1695 sq ft (157.4 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, areas 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with HomeSpace (2006)

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		
69-80	C		74 C
55-68	D	57 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.



OFFICE ADDRESS
 196 Havant Road, Drayton,
 Portsmouth, Hampshire, PO6
 2EH

CONTACT
 023 9237 3341
 drayton@jeffries.co.uk
 www.jdea.co.uk