

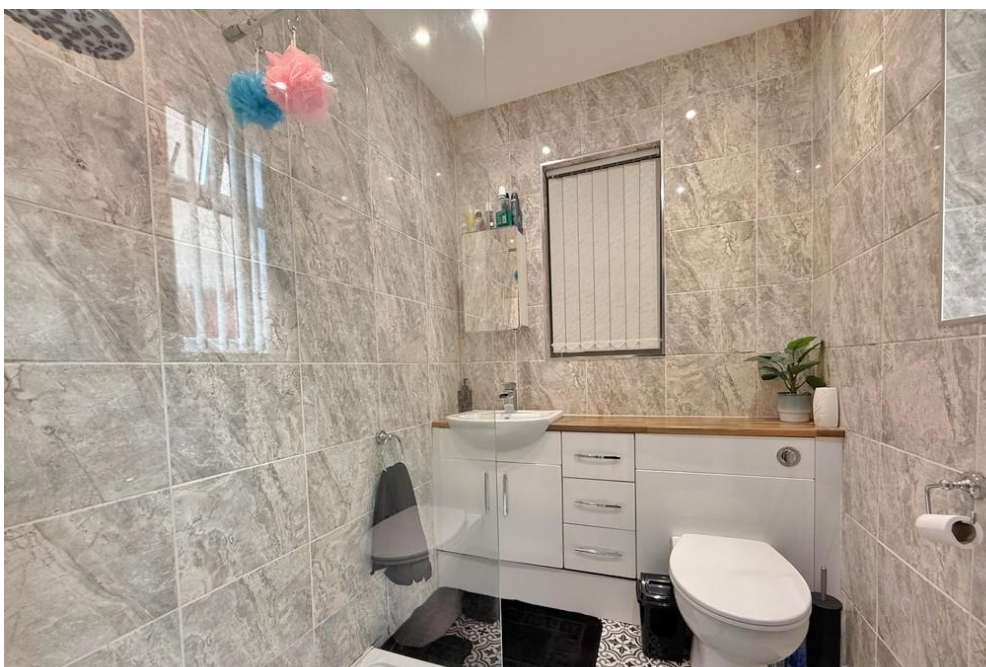


OFFERS IN EXCESS OF  
**£300,000**  
**31 Brighstone Road**  
Portsmouth, PO6 3HP

## PROPERTY SUMMARY

Situated in the cul de sac location of Brighstone Road, you will find this well presented three bedroom end of terrace family home. Ideally positioned close to Cosham High Street, Train Station and QA hospital, this property had been modernised by the current owners to now offer a hallway, modern fitted shower room, a spacious lounge, a kitchen and a conservatory, while to the first floor you will find three bedrooms. Externally there is a good size low maintenance rear garden as well as off road parking located to the front of the property. Other benefits include gas central heating and double glazing. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking for multiple vehicles, front door to property.

**HALLWAY**

**SHOWER ROOM**

**LOUNGE** 13' 9" x 11' 9" (4.19m x 3.58m)

**KITCHEN** 12' 27" x 7' 8" (4.34m x 2.34m)

**CONSERVATORY** 16' 3 max" x 9' 5 max" (4.95m x 2.87m)

**LANDING**

**BEDROOM ONE** 12' 0" x 10' 7" (3.66m x 3.23m)

**BEDROOM TWO** 9' 9" x 8' 4" (2.97m x 2.54m)

**BEDROOM THREE** 8' 9" x 6' 6" (2.67m x 1.98m)

**REAR GARDEN**



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.  
Made with Metroplex E2026

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

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

**CONTACT**

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