



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Westfield Road,  
Southsea, Hampshire,  
PO4**

**cubitt&west**  
Helping you move forwards





## Main features

- No forward chain
- Beautifully presented throughout
- Open plan modern kitchen diner
- Low maintenance rear garden
- Sought after central Southsea location

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'7 x 11'1 (4.45m x 3.38m)

Kitchen/Diner: 20'6 x 16'6 at widest point (6.25m x 5.03m)

Cloakroom/Utility Room

### FIRST FLOOR

Landing

Bedroom 1: 15'1 x 10'2 (4.60m x 3.10m)

Bedroom 2: 12'1 x 10'2 (3.69m x 3.10m)

Bedroom 3: 8'0 x 5'8 (2.44m x 1.73m)

Bathroom

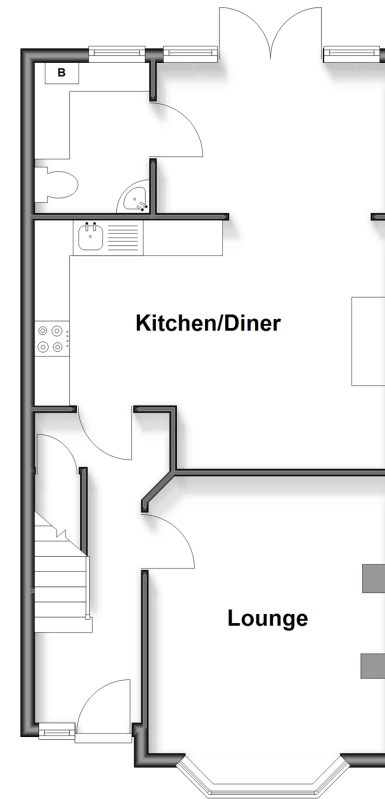
### OUTSIDE

Rear Garden

Resident Permit Parking

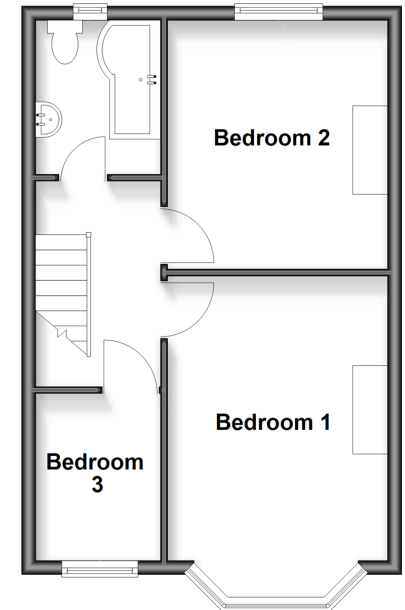
### Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



### First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



**Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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