



**£350,000**  
**4 Regal Close**  
Portsmouth, PO6 2EE

## PROPERTY SUMMARY

Located in Regal Close, Cosham, you will find this three bedroom semi detached house which is ideally located within easy access of Cosham Highstreet, Train Station and QA Hospital. The property consists of a bright and airy lounge/diner, a conservatory a kitchen and a downstairs WC, while to the first floor you will find three bedrooms and the family bathroom. As well as being offered with no forward chain the property also boasts gas central heating, off road parking and a garage. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking and access to garage, steps leading to front door.

**HALLWAY**

**LOUNGE/DINER** 22' 5 max" x 14' 3 max" (6.83m x 4.34m)

**WC**

**KITCHEN** 9' 7" x 9' 7" (2.92m x 2.92m)

**CONSERVATORY** 10' 0" x 7' 0" (3.05m x 2.13m)

**LANDING**

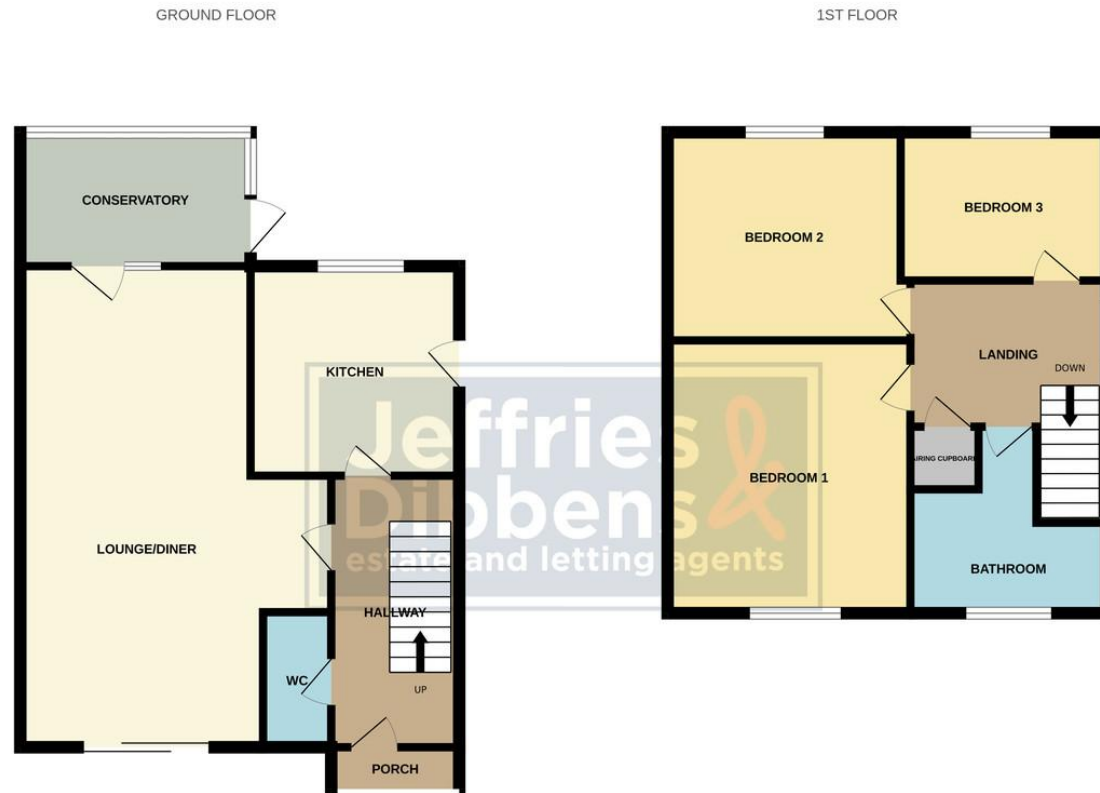
**BEDROOM ONE** 12' 5" x 11' 3" (3.78m x 3.43m)

**BEDROOM TWO** 10' 7" x 9' 7" (3.23m x 2.92m)

**BEDROOM THREE** 9' 8" x 6' 8" (2.95m x 2.03m)

**REAR GARDEN**





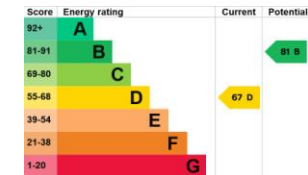
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

**VIEWINGS**  
 By prior appointment only



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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