



OFFERS IN EXCESS OF
£425,000
62 First Avenue
Portsmouth, PO6 1JP

PROPERTY SUMMARY

We're pleased to present to the market this spacious three bedroom semi- detached home located on First Avenue, Farlington. The ground floor accommodation includes a porch, hallway, three reception rooms, a modern fitted kitchen, and a downstairs WC. Upstairs, there are three bedrooms and a generously sized family bathroom. Externally, the property offers off road parking to the front. To the rear, there is a large south facing garden featuring a good sized patio area, lawn, and a "log cabin" that houses a hot tub. We truly feel this property must be viewed to be fully appreciated. To arrange a viewing, please contact our Drayton office today.





FRONT Off road parking, side access to rear garden, front door to porch.

PORCH

HALLWAY

LOUNGE 15' 9 into bay" x 11' 0" (4.8m x 3.35m)

RECEPTION ROOM TWO 12' 2" x 9' 3" (3.71m x 2.82m)

KITCHEN 18' 3" x 8' 3" (5.56m x 2.51m)

DINING ROOM 12' 4" x 7' 6" (3.76m x 2.29m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 10 max" x 11' 0" (4.83m x 3.35m)

BEDROOM TWO 12' 2" x 9' 3" (3.71m x 2.82m)

BEDROOM THREE 8' 5" x 7' 8" (2.57m x 2.34m)

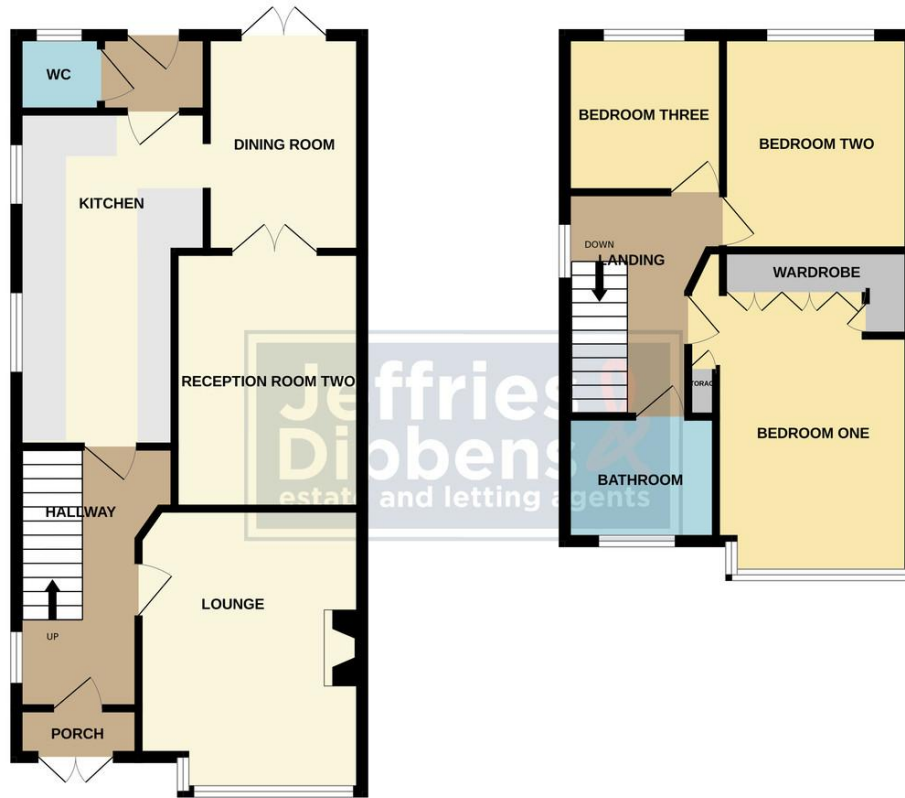
FAMILY BATHROOM 7' 10" x 6' 1" (2.39m x 1.85m)

REAR GARDEN South facing rear garden with patio seating areas, lawn and planted borders, "Log Cabin" with power and lighting housing a hot tub.



GROUND FLOOR

1ST FLOOR



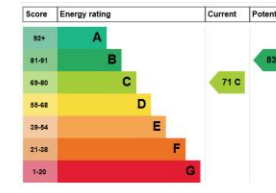
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band D

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.

**Jeffries
Dibbens &**
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