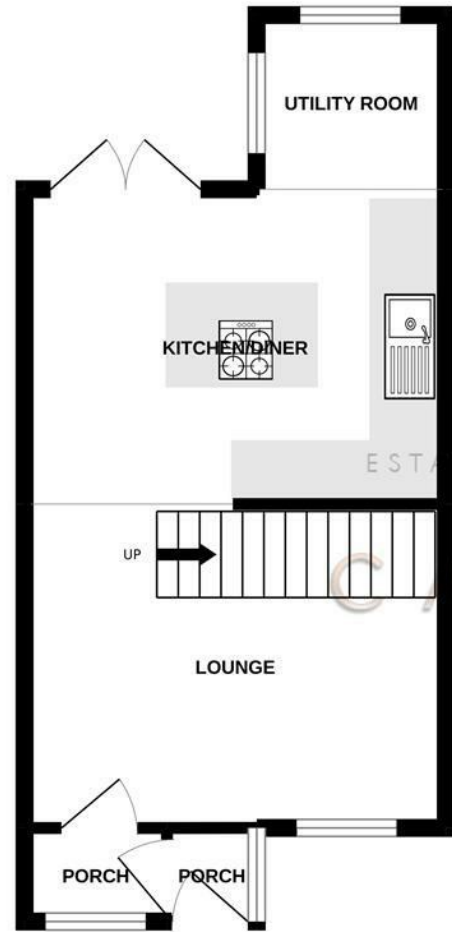
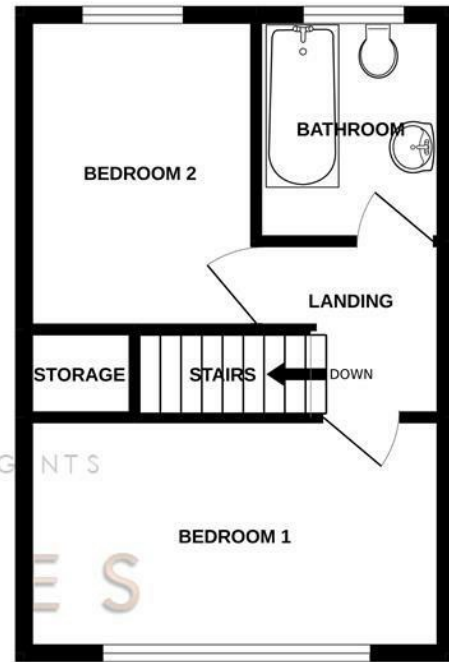


Floor Plan

GROUND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.

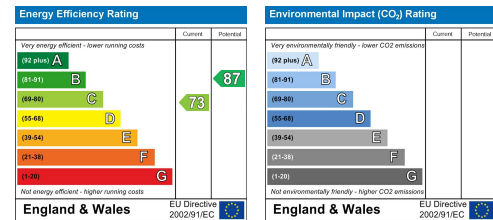


1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.  
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 120 Southampton Road Portsmouth, PO6 4RX

We are pleased to welcome to the market this immaculate two bedroom terraced home with off road parking and garage located on the waterfront along Southampton Road between Portchester and Port Solent. This property is being sold with No Forward Chain.

Offering incredible views of Portchester Castle and beyond to the Spinnaker Tower this home is not one to be missed.

Upon entering the property via a porch you are welcomed by a lounge which is open plan to the kitchen diner. The kitchen has been newly fitted with new appliances and is finished to a great standard. This also has access to the utility room. Moving upstairs there are two bedrooms and a modern family bathroom. The primary bedroom at the front of the home offers amazing views of the solent.

Externally the rear garden has just been landscaped and there is access out to the parking area and the garage behind.

This home is a short walk to Port Solent Marina where there is a variety of restaurants and bars on offer along with the village of Portchester shops being close by.

For more information or to arrange a viewing on this property please call Castles today.

**Offers over £280,000**

# 120 Southampton Road

Portsmouth, PO6 4RX



- TWO BEDROOMS
- MODERN BATHROOM
- WATERFRONT LOCATION
- CLOSE TO PORT SOLENT MARINA
- VIEWS OF PORTCHESTER CASTLE
- MODERN KITCHEN
- GARAGE
- CLOSE TO PORTCHESTER SHOPS
- PERFECT FIRST TIME BUY
- NO FORWARD CHAIN

### LOUNGE

13'9" x 10'5" (4.2 x 3.2)

### KITCHEN DINER

13'9" x 10'2" (4.2 x 3.1)

### UTILITY

### BEDROOM ONE

13'9" x 10'2" (4.2 x 3.1)

### BEDROOM TWO

10'2" x 8'2" (3.1 x 2.5)

### BATHROOM

7'2" x 4'11" (2.2 x 1.5)

### GARAGE

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money

laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you

purchase a property as the current deals can change weekly.

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

