



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Warren Avenue, Milton,  
Southsea, Hampshire,  
PO4**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Sunny aspect rear garden
- Double bay and forecourt
- Beautifully presented throughout
- Perfect home for families
- All bedrooms are doubles
- Close to transport links and local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'8 x 11'4 (4.47m x 3.46m)

Dining Room: 13'3 x 9'1 (4.04m x 2.77m)

Kitchen: 16'4 x 7'8 (4.98m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 14'8 x 11'3 (4.47m x 3.43m)

Bedroom 2: 13'3 x 9'3 (4.04m x 2.82m)

Bedroom 3: 16'4 x 7'8 (4.98m x 2.34m)

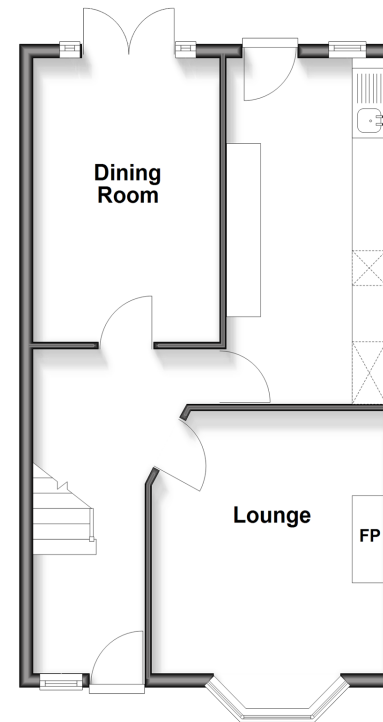
Bathroom

### OUTSIDE

Rear Garden

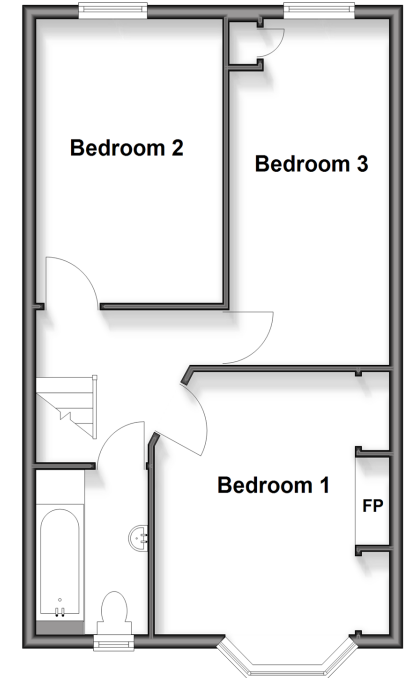
### Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



### First Floor

Approx. 45.9 sq. metres (494.3 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 59% less, by purchasing a Lifetime Lease



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