



**£379,995**  
**59 Station Road**  
Drayton, PO6 1PJ

## PROPERTY SUMMARY

Introducing this 3-bedroom detached bungalow—a long-time family home in need of modernisation. The property features a spacious lounge with bay window, a practical kitchen with ample storage accompanied by a utility room and downstairs shower room, and a large third bedroom with bay window plus a generous conservatory. Upstairs, the second and master bedrooms both offer extensive eaves storage and natural light. Outside, enjoy a large rear garden with side access and ample off-road parking. To book a viewing contact the Drayton office today!

- 3 
- 1 
- 2 





#### **HALLWAY**

**BEDROOM 3** 12' 1" x 9' 0" (3.68m x 2.74m)

**LIVING ROOM** 19' 6" x 10' 1" (5.94m x 3.07m)

**SHOWER ROOM** 7' 7" x 5' 5" (2.31m x 1.65m)

**UTILITY ROOM** 7' 4" x 4' 1" (2.24m x 1.24m)

**KITCHEN** 9' 9" x 9' 0" (2.97m x 2.74m)

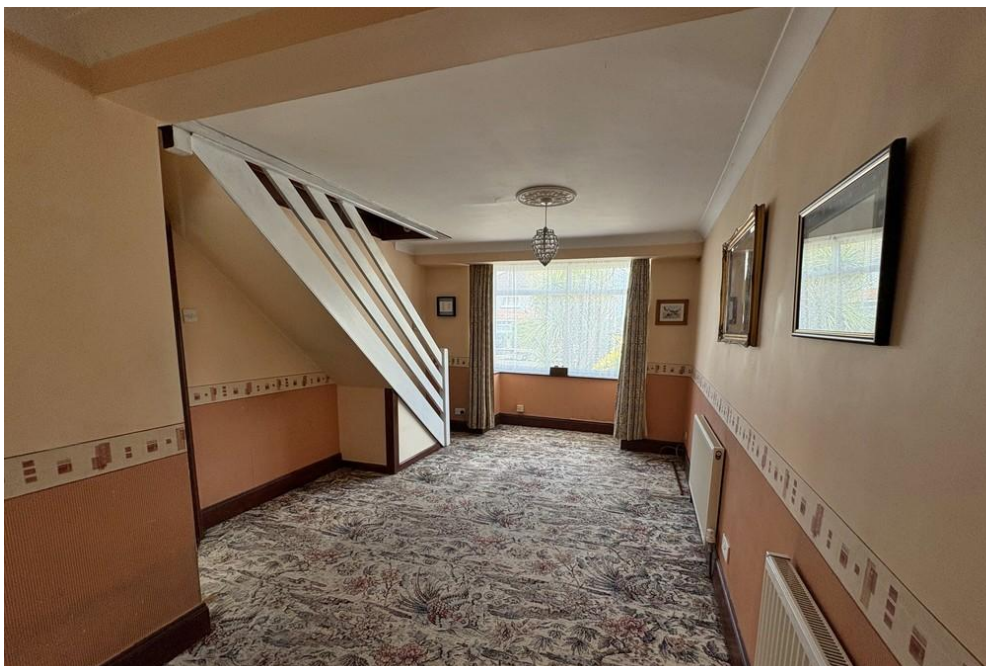
**CONSERVATORY** 20' 6" x 14' 4" (6.25m x 4.37m)

#### **LANDING**

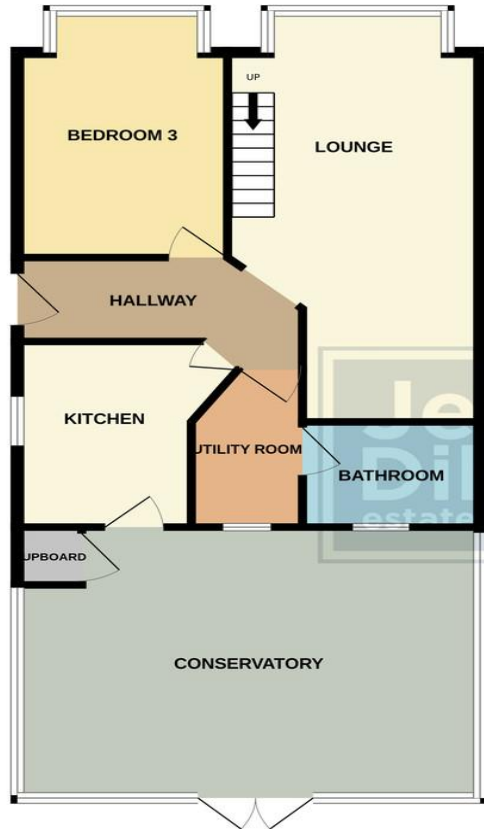
**BEDROOM 2** 13' 4" x 10' 1" (4.06m x 3.07m) Lower head height

**BEDROOM 1** 13' 4" x 9' 2" (4.06m x 2.79m) Lower head height

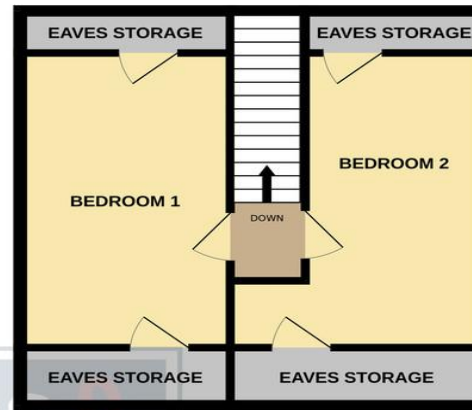
**REAR GARDEN**



GROUND FLOOR



1ST FLOOR



3 BED DETACHED BUNGALOW

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

Score	Energy rating	Current	Potential
92+	A	92 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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