

bushnell porter



Chalkridge Road Drayton PO6 2BE



- Entrance hall
- White cottage style panel effect front aspect kitchen
- Southerly rear aspect lounge opening out onto decked balcony
- Three bedrooms
- White three piece bathroom suite
- Gas central heating and double glazing
- Southerly decked and lawned tiered rear garden
- Single garage
- Cul-de-sac location
- No forward chain



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A three bedroom split level family house situated in a hillside cul-de-sac location with southerly aspect rear garden and offered for sale with no forward chain.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed leadlight front door, return staircase rising to first floor, wood grain panel effect doors to understairs storage cupboard and kitchen, fifteen pane glazed door to lounge/dining room, "Amtico" wood grain effect flooring, plain plastered ceiling.

KITCHEN 11ft 7 (3.54m) x 9ft 1 (2.77m) front aspect room via double glazed picture window overlooking front garden, kitchen comprising white cottage style panel effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, under pelmet lighting, integrated dishwasher, integrated fridge and freezer, space for washing machine, panelled radiator, ceramic floor tiles, built-in storage cupboard housing boiler and central heating control panel.

LOUNGE/DINING ROOM 19ft 6 (5.95m) x 11ft 2 (3.41m) southerly rear aspect room via double glazed sliding patio doors opening out onto decked balcony overlooking rear garden, chimney breast with marble effect marble and surround, marble hearth, television point, adjacent built-in bookshelves with panel effect storage cupboards below, panelled radiator, coved and plain plastered ceiling.

FIRST FLOOR LANDING with return staircase, front aspect double glazed bay window, further side aspect frosted double glazed window on landing, built-in airing cupboard with radiator and storage shelves, wood grain panel effect doors to all rooms, access to roof space, plain plastered ceiling.

BEDROOM 1 11ft 2 (3.41m) x 10ft 3 (3.14m) two rear aspect double glazed windows overlooking rear garden and views towards Portsmouth, Langstone Harbour, Solent and glimpses of the Isle of Wight beyond, panelled radiator, built-in triple wardrobe comprising of one double with mirror fronted doors concealing hanging rail and storage shelf space, further single cupboard via panel effect door, adjacent built-in dressing table, matching his and hers bedside tables, coved and plain plastered ceiling.

BEDROOM 2 11ft 3 (3.44m) x 9ft (2.76m) southerly rear aspect room via double glazed windows overlooking rear garden, roof tops, Portsmouth, Langstone Harbour, The Solent and glimpses of the Isle of Wight beyond, panelled radiator, plain plastered ceiling.

BEDROOM 3 9ft 3 (2.82m) x 7ft (2.12m) front aspect room via double glazed window overlooking front garden area, panelled radiator.

FAMILY BATHROOM 6ft 5 (1.97m) x 5ft 9 (1.76m) front aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround and decorative dado tile, chrome taps, electric shower mixer over, glazed screen, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc, tiling to all walls from floor to ceiling with decorative dado tile, chrome towel rail/radiator, vinyl flooring, inset ceiling spotlights.

OUTSIDE to the front of the property there is a paved and lawned front garden area with well stocked flower borders with mature trees and shrubs, further paved patio area, outside tap, shared driveway leading down to rear of the property, single garage. To the rear of the property there is a tiered decked and lawned southerly aspect rear garden, main wooden decking area, accessed via double glazed sliding patio doors from lounge/dining room, steps down from main decking area to secondary decked area leading down to lawned and decorative pebbled rear garden with well stocked flower borders with mature trees and shrubs.

SINGLE GARAGE 15ft 7 (4.76m) x 9ft (2.76m) garage accessed via metal up and over door, double glazed side aspect window.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this three bedroom family home situated on the hill slopes of Drayton in a cul-de-sac location.

PARKING PERMIT ZONE - BC- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band C - £2,037.07 (2026/2027)

FREEHOLD

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SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

