

**£279,995**  
**30 Warspite Close**  
Portsmouth, PO2 9NX

## PROPERTY SUMMARY

TWO ALLOCATED PARKING SPACES AND NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, end terraced property located in Warspite Close, Hilsea. Well presented throughout and offering a range of benefits, we encourage a viewing at your earliest convenience. Accommodation comprises a modern-fitted kitchen, a spacious main reception room, two double bedrooms and an upstairs family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, north-westerly facing garden. To appreciate all that is on offer, please contact us in the office today! 02392 661 662





### **COMPOSITE FRONT DOOR**

**HALLWAY** Glass sliding door to kitchen, stairs to first floor, vinyl flooring, radiator, fuse board.

**KITCHEN** 10' 06" x 6' 05" (3.2m x 1.96m) PVC double glazed bay window to front aspect, range of wall and base level units, laminate work tops, ceramic sink with mixer tap and drainer unit, integral gas hob with stainless steel extractor & glass hood over, integral oven, breakfast bar, plumbing for washing machine, space for fridge/freezer, stainless steel splash back, radiator, cupboard housing combination boiler.

**RECEPTION ROOM** 13' 5" x 13' 0" (4.09m x 3.96m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, radiator x2, under stairs storage cupboard.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bathroom, PVC double glazed window to side aspect.

**BEDROOM ONE** 13' 0" narrowing to 9' 7" x 12' 8" narrowing to 10' 8" (3.96m x 3.86m) PVC double glazed window to front aspect x2, radiator, built-in wardrobe.

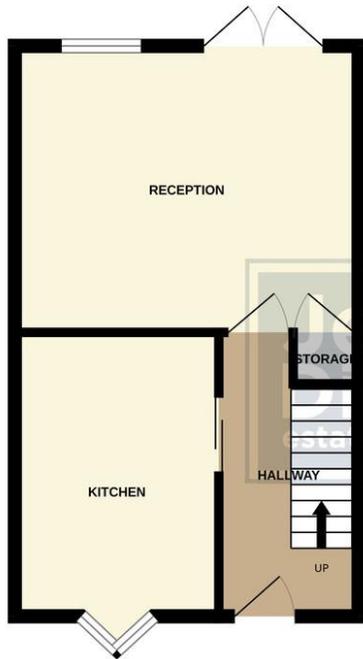
**BEDROOM TWO** 11' 3" max x 7' 10" max (3.43m x 2.39m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, tiling to principal areas, vanity unit, stainless steel heated towel rail, bath with shower over, extractor fan.

**GARDEN** Fully enclosed, laid to paving, storage shed.



GROUND FLOOR



1ST FLOOR



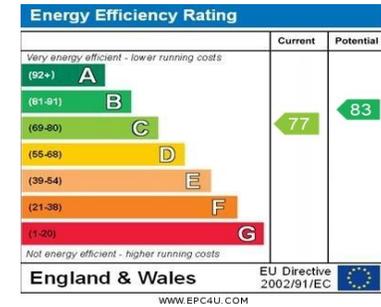
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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  
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