

OFFERS IN THE REGION OF

£340,000

232 Hawthorn Crescent

Portsmouth, PO6 2TS

PROPERTY SUMMARY

Offered with No Forward Chain and located in Hawthorn Crescent, we're pleased to present to the market this three bedroom family home, which is ideally positioned within easy access of local motorway links and Cosham Train Station. The accommodation on offer comprises a porch, hallway, two well proportioned reception rooms, and a kitchen providing access to a utility room and downstairs WC. To the first floor are three bedrooms and a family bathroom. Externally, there is off road parking to the front of the property, while the southerly facing rear garden benefits from a brick built storage area. To arrange your viewing, contact our Drayton office today!

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FRONT Off road parking located to the front of the property, front door to porch.

PORCH

HALLWAY

DINING ROOM 15' 1 into bay" x 10' 9" (4.6m x 3.28m)

LOUNGE 17' 6 max" x 12' 6" (5.33m x 3.81m)

KITCHEN 15' 5 max" x 9' 6" (4.7m x 2.9m)

UTILITY & WC 10' 2" x 5' 6" (3.1m x 1.68m)

LANDING

BEDROOM ONE 12' 5" x 11' 1" (3.78m x 3.38m)

BEDROOM TWO 15' 5" x 9' 2" (4.7m x 2.79m)

BEDROOM THREE 7' 10" x 7' 6" (2.39m x 2.29m)

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m)

REAR GARDEN Southerly facing rear garden, partly laid to lawn and decked area.



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		
81-91	B		
69-80	C	70 C	78 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.

**Jeffries
Dibbens**
estate and letting agents

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