



£394,995
6 Althorpe Drive
Portsmouth, PO3 5TP

Jeffries & Dibbens
estate and letting agents

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this substantial, four bedroom town house located in Althorpe Drive, Anchorage Park. The accommodation on the ground floor comprises a 17ft kitchen/diner, a 15ft reception room, an 11ft conservatory, plus a WC. The first floor offers an additional 15ft reception room, a bedroom and a fitted family bathroom, with the second floor boasting a further three bedrooms with an en-suite shower room to the master. Additional benefits include double glazing, gas central heating and an enclosed rear garden with rear pedestrian access. The property also boasts a driveway providing off road parking! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, stairs to first floor, under stairs storage cupboard, door to WC, doorway to kitchen/diner.

WC Close coupled WC, tiled flooring, tiling to principal areas, built-in storage cupboard.

KITCHEN/DINER 17' 07" max x 11' 01" narrowing to 7' 10" (5.36m x 3.38m) PVC double glazed window to rear aspect, fitted kitchen comprising range of wall and base level units, roll top work surfaces, sink and drainer unit with mixer tap over, integral double oven, integral gas hob, plumbing for washing machine, plumbing for dishwasher, space for 'American' style fridge/freezer, breakfast bar, tiling to principal areas, PVC double glazed doors to conservatory, archway to reception room one.

RECEPTION ROOM ONE 15' 10" x 8' 0" (4.83m x 2.44m) PVC double glazed window to front aspect, wall mounted meters & electrics.

CONSERVATORY 11' 0" x 8' 11" (3.35m x 2.72m) Dual aspect PVC double glazed windows, PVC double glazed door to garden, tiled floor.

FIRST FLOOR LANDING Doors to reception room two, bathroom and bedroom three, built-in airing cupboard, stairs to second floor, radiator.

RECEPTION ROOM TWO 15' 11" x 11' 0" (4.85m x 3.35m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC with concealed cistern, vanity unit, panelled Jacuzzi bath with shower over, heated towel radiator.

BEDROOM THREE 9' 07" x 7' 11" (2.92m x 2.41m) PVC double glazed window to rear aspect, radiator.

SECOND FLOOR LANDING Loft hatch with pull down ladder, doors to:-

BEDROOM ONE 13' 09" x 9' 9" (4.19m x 2.97m) Two PVC double glazed windows to rear aspect, built-in wardrobes, door to en-suite.

ENSUITE Shower cubicle, vanity unit, close coupled WC, heated towel radiator.

BEDROOM TWO 14' 01" x 8' 08" (4.29m x 2.64m) PVC double glazed window to front aspect, radiator.

BEDROOM FOUR 10' 11" x 8' 06" narrowing to 5' 01" (3.33m x 2.59m) PVC double glazed window to front aspect, radiator.

REAR GARDEN Mainly laid to lawn with patio and shingle area, raised borders, wooden storage shed, rear pedestrian access, hot tub.

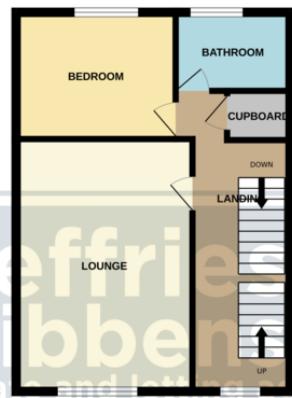
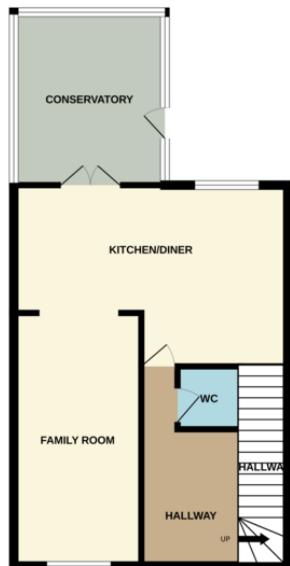
FRONT Driveway to provide off road parking.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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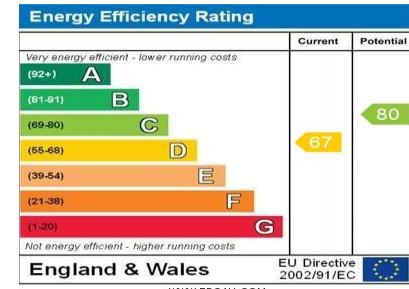
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements are approximate, and any other items or appurtenances are no responsibility of the agent. In the event of any error, omission or mis-statement, this plan is for illustrative purposes only and should not 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 D

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 & Dibbens
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OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.idea.co.uk