



**Guide Price**  
**£285,000**

**Freehold**

3x  1x  1x 

**Brixworth Close,  
Portsmouth, Hampshire,  
PO6**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Low maintenance sunny aspect garden with side pedestrian access
- Garden Annexe with wall insulation, light & power
- Large loft featuring ventilation system to promote air flow throughout
- Downstairs cloakroom & upstairs bathroom

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Kitchen/Diner: 20'9 x 11'3 (6.33m x 3.43m)  
 Lounge: 13'9 x 10'7 (4.19m x 3.23m)

### FIRST FLOOR

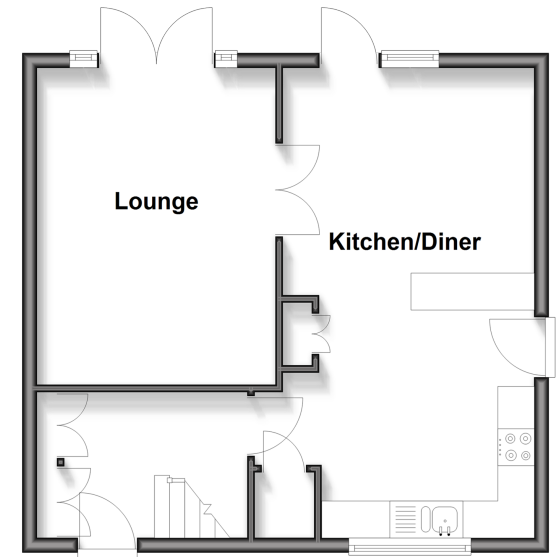
Landing  
 Bedroom 1: 12'8 x 9'9 (3.86m x 2.97m)  
 Bedroom 2: 12'6 x 9'5 (3.81m x 2.87m)  
 Bedroom 3: 9'4 x 8'5 (2.85m x 2.57m)  
 Bathroom: 8'4 x 5'4 (2.54m x 1.63m)

### OUTSIDE

Front & Rear Garden  
 Outbuilding/Workshop: 16'2 x 7'6 (4.93m x 2.29m)

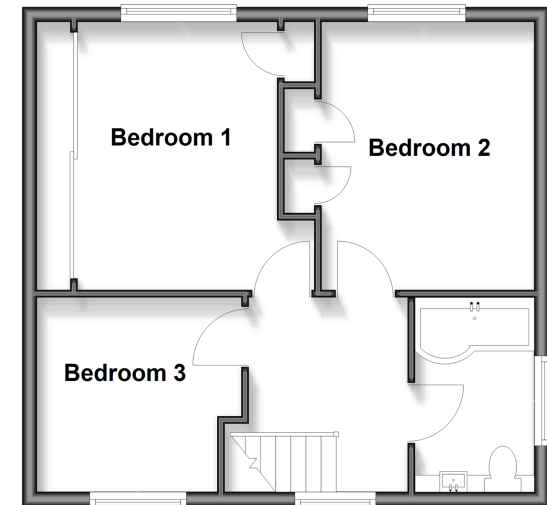
## Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



**Call Portsmouth - 023 9266 1213 ■ cubittandwest.co.uk**

- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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