



**Price**  
**£285,000**

**Freehold**

3x  1x  2x 

**Posbrooke Road,  
Southsea, Portsmouth,  
Hampshire, PO4**

**cubitt & west**  
Helping you move forwards



## Main features

- Chain free
- Modern throughout
- Open plan living/dining area
- Sought after Milton location
- Close to transport links and local amenities



### Nearest Schools

Primary Schools: Meon Junior School 0.1 miles, Milton Park Federated Primary 0.2 miles, Wimborne Junior School 0.2 miles

Secondary Schools: The Harbour School 0.3 miles, Miltoncross School 0.4 miles, Priory School (Specialist Sports College) 0.8 miles



### Transport Information

Train Stations: Fratton 1.4 miles, Portsmouth & Southsea 2.2 miles, Portsmouth Harbour 2.8 miles

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 16'0 x 9'4 (4.88m x 2.85m)

Dining Room: 14'2 x 11'4 (4.32m x 3.46m)

Kitchen: 22'6 x 7'3 (6.86m x 2.21m)

Conservatory: 10'2 x 9'4 (3.10m x 2.85m)

### OUTSIDE

Rear Garden

### FIRST FLOOR

Landing

Bedroom 1: 14'5 x 9'5 (4.40m x 2.87m)

Bedroom 2: 12'2 x 11'5 (3.71m x 3.48m)

Bedroom 3: 11'5 x 7'5 (3.48m x 2.26m)

Bathroom

**Call Southsea - 023 9229 6396 ■ cubittandwest.co.uk**

■ 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



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