



Guide Price
£325,000

Freehold

2x  1x  1x 

**Curzon Howe Road,
Portsmouth, Hampshire,
PO1**

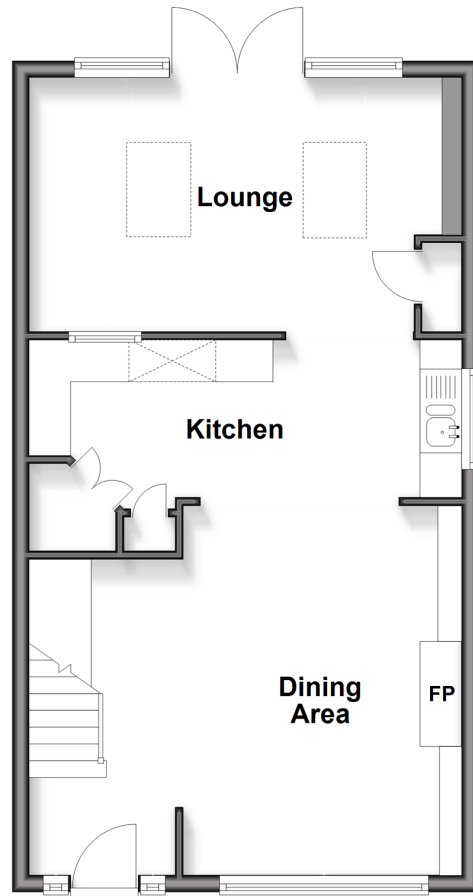
OVER 60?

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

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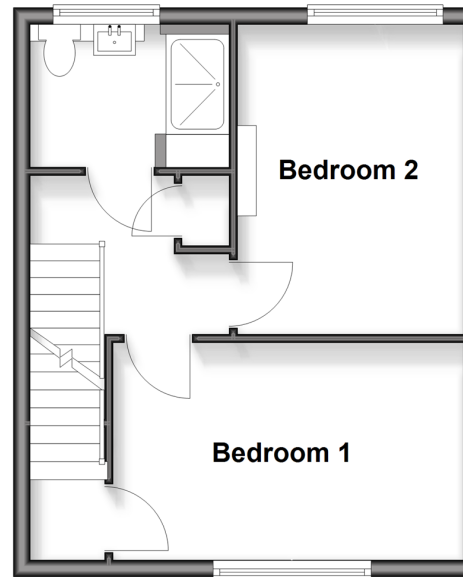
Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



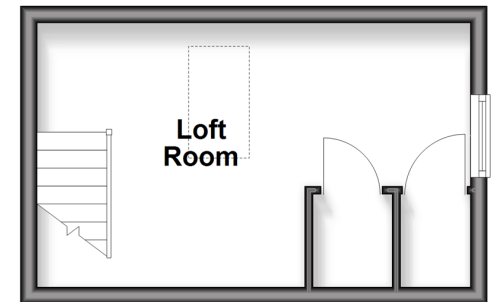
First Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



Second Floor

Approx. 16.3 sq. metres (175.8 sq. feet)



Accommodation

GROUND FLOOR

Dining Area: 20'4 x 14'9 (6.20m x 4.50m)

Kitchen: 17'0 x 6'1 (5.19m x 1.86m)

Lounge: 15'5 x 10'0 (4.70m x 3.05m)

FIRST FLOOR

Landing

Bedroom 1: 13'6 x 9'2 (4.12m x 2.80m)

Bedroom 2: 12'6 x 8'9 (3.81m x 2.67m)

Shower Room

SECOND FLOOR

Loft Room

OUTSIDE

Home Office/Workshop: 18'1 x 7'5 (5.52m x 2.26m)

Front and Rear Gardens

Resident Permit Parking



Main features

- Open plan living
- Upstairs modern bathroom
- Outbuilding used as home office
- Modernised throughout
- Additional loft room
- Sought after location close to Gunwharf Quays

Nearest Schools

Primary Schools: St George's Beneficial CofE Voluntary Controlled Primary 0.0 miles, St Jude's CofE Primary 0.6 miles
Secondary Schools: The Portsmouth Grammar School 0.4 miles, St Luke's CofE VA Secondary School 0.6 miles

Transport Information

Train Stations: Portsmouth Harbour 0.2 miles, Portsmouth & Southsea 0.5 miles, Fratton 1.2 miles

Address

Curzon Howe Road, Portsmouth, Hampshire, PO1

Directions

For directions to this property please contact us.



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Call Southsea Branch 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



EPC RATING
CURRENT: **C(69)** POTENTIAL: **C(73)**

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