



**Guide Price**  
**£250,000**

**Freehold**

3x  1x  2x 

**Lyndhurst Road,  
Portsmouth, Hampshire,  
PO2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Ideal for first time buyers and investors
- Good sized bedrooms
- Sunny aspect rear garden
- Brick- built shed complete with power, ideal for use as a home office or gym
- Easy access to local shops schools, and transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 15'1 x 9'7 (4.60m x 2.92m)

Kitchen: 11'8 x 7'5 (3.56m x 2.26m)

Cloakroom

Dining Room: 20'6 x 8'7 (6.25m x 2.62m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 12'0 (3.79m x 3.66m)

Bedroom 2: 11'6 x 8'7 (3.51m x 2.62m)

Bedroom 3: 11'4 x 7'6 (3.46m x 2.29m)

Bathroom: 5'6 x 5'3 (1.68m x 1.60m)

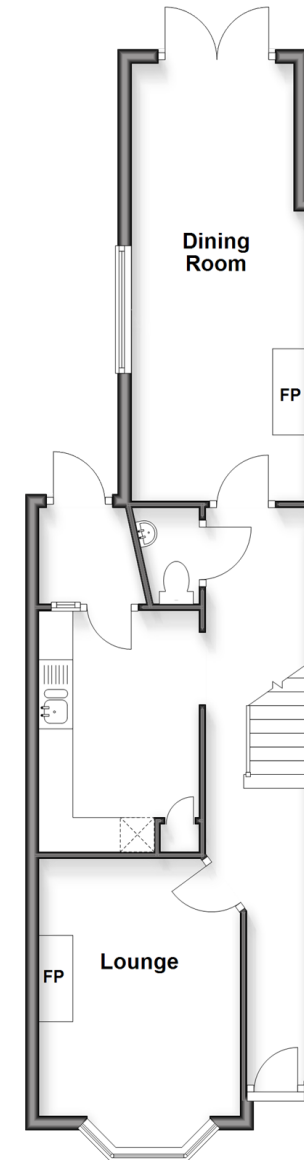
### OUTSIDE

Front Forecourt

Rear Garden

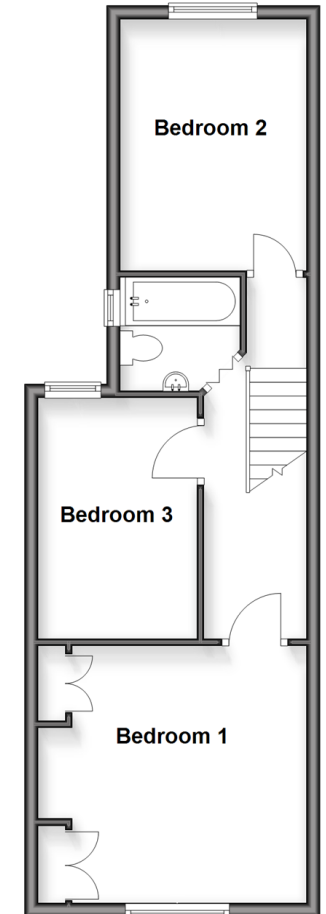
### Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- 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 50% less, by purchasing a Lifetime Lease



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