



£415,000
72 Courtmount Grove
Drayton, PO6 2BN

PROPERTY SUMMARY

Nestled in the hillslope location of Courtmount Grove, you will find this spacious two bedroom semi-detached property. The accommodation consists of a modern fitted kitchen, a lounge, a conservatory, a bedroom with fitted wardrobes, a downstairs shower room and a study area with a fixed staircase leading to the master bedroom boasting en-suite facilities and sea views. Externally the property benefits from, front side and rear gardens as well as a garage with a driveway in front. To arrange your viewing contact our Drayton Office today!

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FRONT Front garden with pathway leading to front door.

HALLWAY

KITCHEN 10' 4" x 7' 0" (3.15m x 2.13m)

CONSERVATORY 19' 5" x 7' 9" (5.92m x 2.36m)

LOUNGE 18' 2" x 11' 7" (5.54m x 3.53m)

BEDROOM TWO 14' 1" x 10' 1" (4.29m x 3.07m)

SHOWER ROOM

STUDY AREA 10' 5" x 8' 10" (3.18m x 2.69m)

FIRST FLOOR LANDING

MASTER BEDROOM 22' 7" x 15' 7" (6.88m x 4.75m)

ENSUITE

REAR GARDEN

GARAGE 15' 4" x 12' 6" (4.67m x 3.81m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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. Made with Metropix ©2025

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.



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