



£500,000
5 Portsdown Avenue
Portsmouth, PO6 1EH

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN and in need of modernisation this four bedroom family home offers much scope and potential to the new owner. The accommodation consists of a hallway, a large lounge/diner, a dining area, a kitchen and a conservatory and a downstairs WC. To the first floor you will find four good sized bedrooms and a family bathroom boasting a four piece bathroom suite. To the rear of the property you will find an impressive large west facing garden with mature shrubs and bushes, while to the front of the property you have off road parking and access to a garage. To arrange your viewing contact our Drayton Office today!

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FRONT Off road parking, lawn area with shrubs and bushes, side access to rear garden.

PORCH

HALLWAY

LOUNGE/DINER 29' 0" into bay" x 12' 9 max" (8.84m x 3.89m)

KITCHEN 12' 5" x 9' 0" (3.78m x 2.74m)

DINING AREA 10' 2" x 8' 7" (3.1m x 2.62m)

CONSERVATORY 17' 3" x 10' 5" (5.26m x 3.18m)

WC

LANDING

BEDROOM ONE 16' 2" x 12' 4" (4.93m x 3.76m)

FAMILY BATHROOM 9' 7" x 9' 1" (2.92m x 2.77m)

BEDROOM TWO 13' 8" x 11' 10" (4.17m x 3.61m)

BEDROOM THREE 11' 9" x 11' 6" (3.58m x 3.51m)

BEDROOM FOUR 10' 3" x 8' 9" (3.12m x 2.67m)

GARAGE 16' 8" x 12' 6" (5.08m x 3.81m)

REAR GARDEN





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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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