

**£439,995**  
**25 Lealand Road**  
Portsmouth, PO6 1LY

## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three/four- bedroom family home located on Lealand Road, Drayton. The property has been thoughtfully extended and enhanced by the current owners and now offers a porch, a snug, a stunning open- plan kitchen/dining/living area, a utility room, an office/fourth bedroom, and a downstairs shower room. On the first floor, you will find three bedrooms and a spacious family bathroom featuring both a separate bath and shower. Externally, the property benefits from a driveway providing ample off- road parking, along with a good- sized rear garden offering patio and lawn areas. The garden also includes an outbuilding with power and lighting, ideal for storage or hobby use. To arrange your viewing, contact our Drayton Office today.





**FRONT** Off road parking located to the front of the property, side access to rear garden, front door to property.

#### **PORCH**

**SNUG** 14' 10" x 10' 8" (4.52m x 3.25m)

**BEDROOM FOUR/OFFICE** 11' 11" x 8' 2" (3.63m x 2.49m)

**SHOWER ROOM** 8' 3" x 3' 11" (2.51m x 1.19m)

**UTILITY ROOM** 7' 11" x 4' 0" (2.41m x 1.22m)

**KITCHEN/DINER/LIVING AREA** 23' 5 max" x 17' 11 max" (7.14m x 5.46m)

#### **LANDING**

**BEDROOM ONE** 12' 3" x 10' 1" (3.73m x 3.07m)

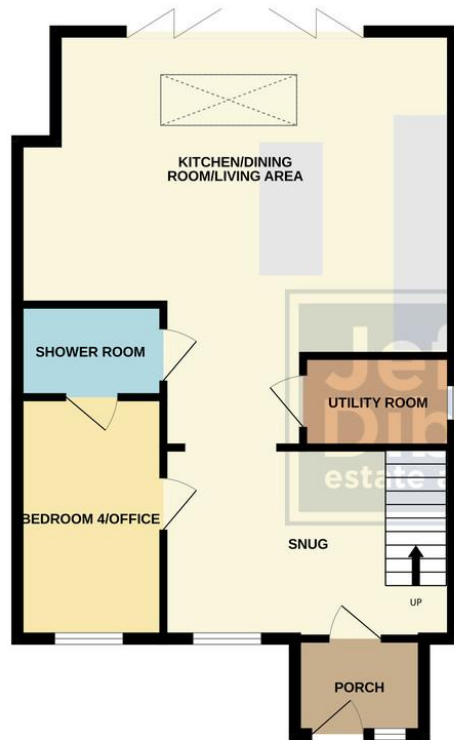
**BEDROOM TWO** 10' 2 into recess" x 9' 10" (3.1m x 3m)

**BEDROOM THREE** 9' 1" x 7' 0" (2.77m x 2.13m)

**FAMILY BATHROOM** 10' 0" x 7' 8" (3.05m x 2.34m)

**REAR GARDEN** Patio seating and lawn area, outbuilding with power and lighting, side access to driveway.

GROUND FLOOR



1ST FLOOR



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.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**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.

**Jeffries  
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