



OVER 60?
Secure this property
for up to **59% less!***

Guide Price
£210,000

Freehold

2x 1x 2x

**Landguard Road,
Eastney, Portsmouth,
Hampshire, PO4**

cubitt & west
Helping you move forwards



Main features

- No forward chain
- Modern kitchen and bathroom
- Spacious bedrooms
- Situated close to the seafront and local amenities
- Excellent transport connections close by



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 13'1 x 9'9 (3.99m x 2.97m)

Dining Room: 13'1 x 13'0 (3.99m x 3.97m)

Kitchen: 11'5 x 8'6 (3.48m x 2.59m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 13'0 x 13'0 (3.97m x 3.97m)

Bedroom 2: 11'0 x 10'3 (3.36m x 3.13m)

OUTSIDE

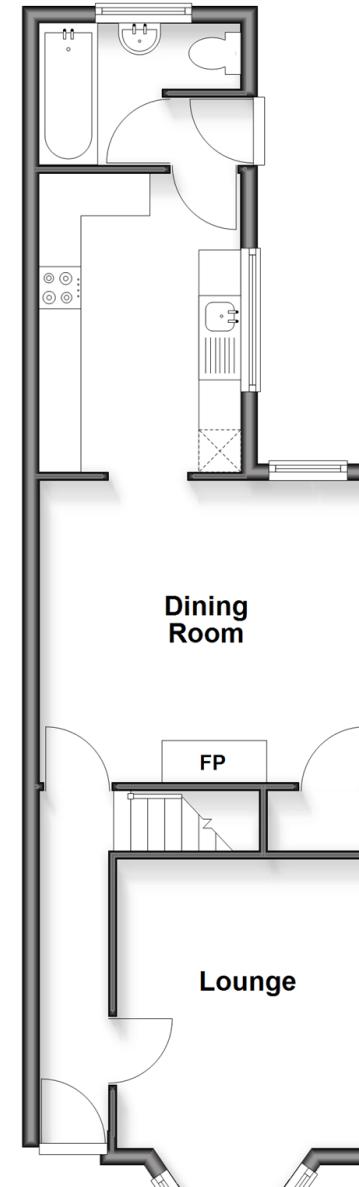
Rear Garden

Resident Permit Parking



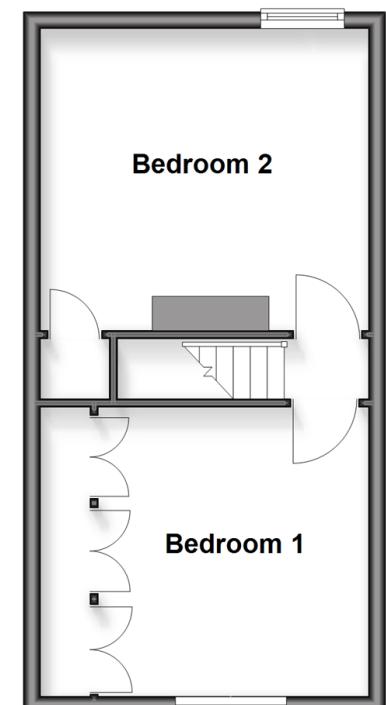
Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Call Southsea - 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



CURRENT:
D(66)

POTENTIAL:
C(75)



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