



**Guide Price**  
**£210,000**

**Freehold**

2x  1x  2x 

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

**OVER 60?**

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

**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)

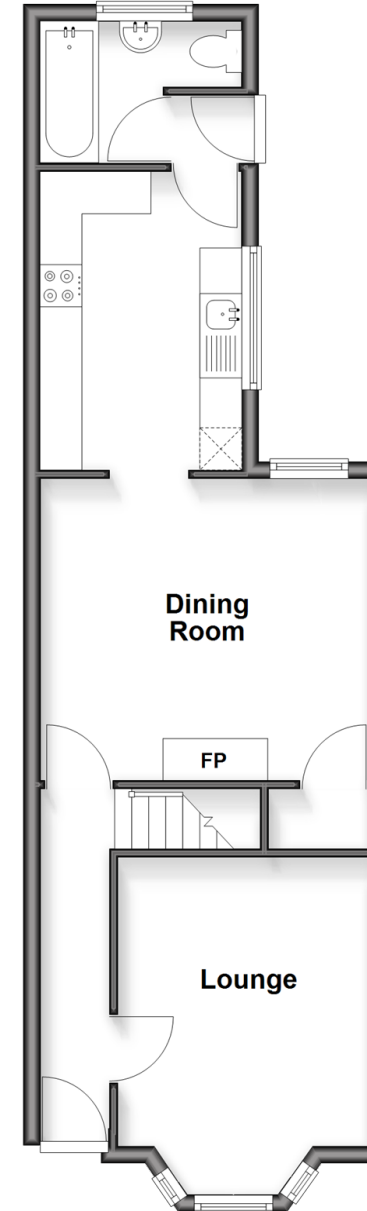
### OUTSIDE

Rear Garden

Resident Permit Parking

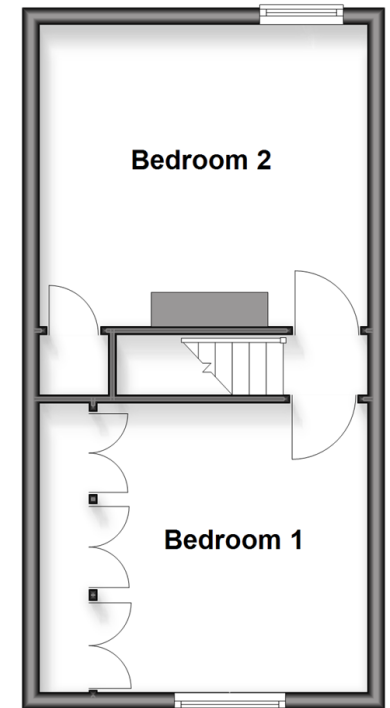
## Ground Floor

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](http://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



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