



**£369,995**  
**4 Hartley Road**  
Portsmouth, PO2 9HU

## PROPERTY SUMMARY

NO FORWARD CHAIN & OFF ROAD PARKING! This beautifully presented three-bedroom terraced residence on Hartley Road, Hilsea is available for sale with Jeffries & Dibbens. The centrepiece of the ground floor is a an integrated, modern fitted kitchen/diner measuring 19ft x 10ft, with an additional sitting room to the rear. This overlooks a superbly presented rear garden, featuring porcelain tiling and side pedestrian access. The ground floor also benefits from a further 12ft reception room to the front of the property. The first floor comprises three bedrooms and a modern fitted four-piece bathroom suite. Additional benefits include gas central heating, double glazing throughout, Karndean flooring across the ground floor, and a Bose sound system. To the front of the property is a resin driveway, providing off-road parking for two vehicles. To appreciate all that is on offer, please contact Jeffries & Dibbens today on 02392 661 662.





**OBSCURE COMPOSITE FRONT DOOR TO HALLWAY**

**HALLWAY** Obscure PVC double glazed window to side aspect, karndeian flooring throughout, stairs to first floor, cupboard housing gas and electric meters, under stairs cupboard space, door to reception room one, open to kitchen/diner, spotlighting.

**RECEPTION ROOM ONE** 12' 6" x 11' 11" (3.81m x 3.63m) PVC double glazed window to front aspect, radiator, Karndeian flooring, spotlighting, media wall.

**KITCHEN/DINER** 19' 7 max" x 10' 11" (5.97m x 3.33m) PVC double glazed window to rear aspect, Karndeian flooring, radiator, range of wall and base units, Quartz work top surfaces, under cabinet lighting, integral washing machine, 1 1/2 bowl stainless steel sink with adjustable mixer tap and drainer unit, integral electric oven, integral hob, spotlighting, 'Bose' speaker system, integral under cupboard fridge, integral under cupboard freezer, wine rack, wine fridge, open to dining room.

**DINING ROOM** 9' 9" x 9' 1" (2.97m x 2.77m) PVC double glazed French back doors to garden, spotlighting, Velux to rear aspect.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two, bedroom three and the bathroom, PVC double glazed window to rear aspect, loft hatch, door to cupboard.

**BEDROOM ONE** 11' 11" x 11' 11" (3.63m x 3.63m) PVC double glazed window to front aspect, radiator, spotlighting.

**BEDROOM TWO** 12' 8" narrowing to 10' 7" x 10' 11" maximum (3.91m x 3.33m) PVC double glazed window to rear aspect, double radiator, spotlighting, fitted wardrobes.

**BEDROOM THREE** 9' 10" maximum x 7' 0" maximum (3m x 2.13m) PVC double glazed window to front aspect, radiator, spotlighting.

**BATHROOM** Obscure PVC double glazed window to rear aspect, tiled enclosed bath, stainless steel heated towel rail, close coupled WC, vanity unit, walk in shower cubicle with rain fall shower attachment, tiled to principle area, extractor fan, spotlighting.

**CUPBOARD** Obscure PVC double glazed window to rear aspect, wall mounted 'Valliant' combination boiler.

**REAR GARDEN** 45ft' (13.72m) Fully enclosed, side pedestrian access, porcelain tiled patio, outside tap, shed.

GROUND FLOOR

1ST FLOOR



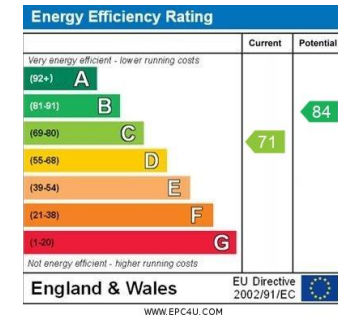
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**VIEWINGS**  
By prior appointment only



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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