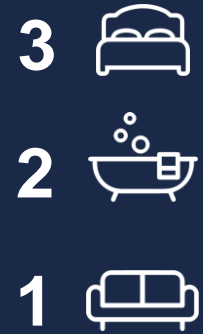


£400,000
8 Chalk Way
Portsmouth, PO6 1DW

PROPERTY SUMMARY

NO FORWARD CHAIN We're pleased to present to the market this spacious three bedroom semi detached family home located in the central Drayton location of Chalk Way. The properties accommodation is split over three floors and consists of an open plan kitchen/dining/living area and a downstairs WC. To the first floor you will find two double bedrooms and the family bathroom with a further double bedroom and additional shower room located to the second floor. Externally there is a good size rear garden and a driveway providing off road parking. To arrange your viewing contact our Drayton Office today!





FRONT Access to driveway, front door to property.

HALLWAY

WC

KITCHEN/DINER/LIVING ROOM 29' 5 max" x 13' 11 max" (8.97m x 4.24m)

FIRST FLOOR LANDING

BEDROOM TWO 14' 1 max" x 11' 9 max" (4.29m x 3.58m)

FAMILY BATHROOM

BEDROOM THREE 13' 11 max" x 9' 9 max" (4.24m x 2.97m)

SECOND FLOOR LANDING

BEDROM ONE 15' 9" x 13' 11" (4.8m x 4.24m)

SHOWER ROOM

REAR GARDEN

Please be aware that there is an estate charge payable of approx. £250 per annum.



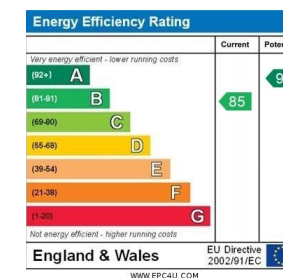
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

**Jeffries
Dibbens**
estate and letting agents

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