

**£250,000**  
**70 Farmlea Road**  
Watersedge Park, PO6 4SG



Offered for sale with no forward chain, this three-bedroom mid-terrace home represents an ideal opportunity for first-time buyers, investors, or those looking to downsize. The property boasts a spacious 23'10" lounge/diner, providing an excellent space for both relaxing and entertaining, while the fitted kitchen serves the home well. Additional benefits include gas central heating, double glazing, and a garage, adding practicality and convenience. Enjoying sea views and situated within easy reach of Port Solent with its wide range of restaurants, bars, shops, and marina facilities, the property also offers excellent access to local amenities, transport links, and schools. Early viewing is highly recommended to appreciate both the accommodation on offer.





### **ENTRANCE HALL**

9' 11" x 4' 5" (3.02m x 1.35m)

### **LOUNGE/DINER**

23' 10" x 12' 6" (7.26m x 3.81m)

### **KITCHEN**

7' 10" x 7' 9" (2.39m x 2.36m)

### **LANDING**

7' 8" x 6' 8" (2.34m x 2.03m)

### **BEDROOM ONE**

14' 4" x 9' 0" (4.37m x 2.74m)

### **BEDROOM TWO**

9' 2" x 9' 0" (2.79m x 2.74m)

### **BEDROOM THREE**

9' 6" x 6' 8" (2.9m x 2.03m)

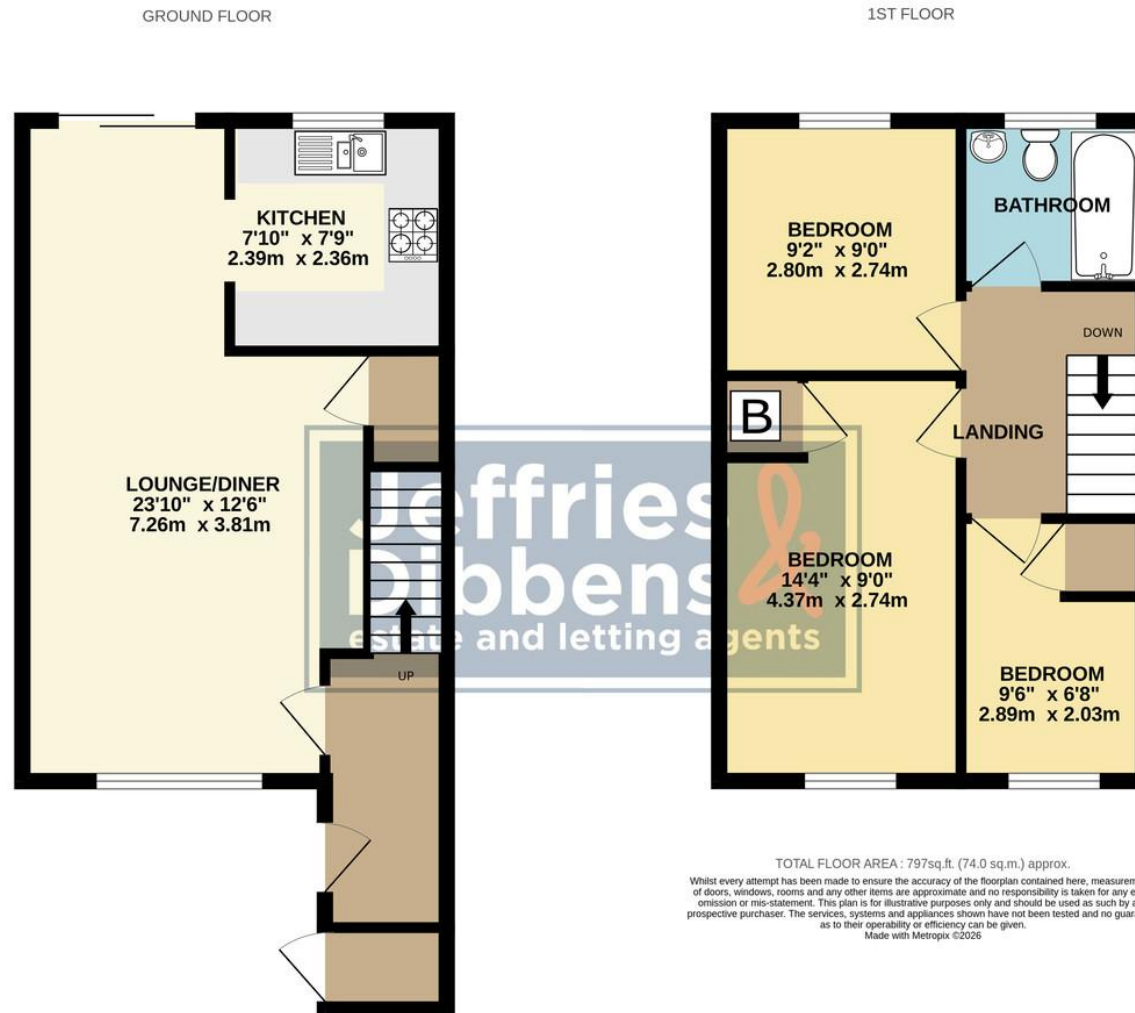
### **BATHROOM**

6' 7" x 6' 0" (2.01m x 1.83m)

### **REAR GARDEN**

### **GARAGE**





**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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