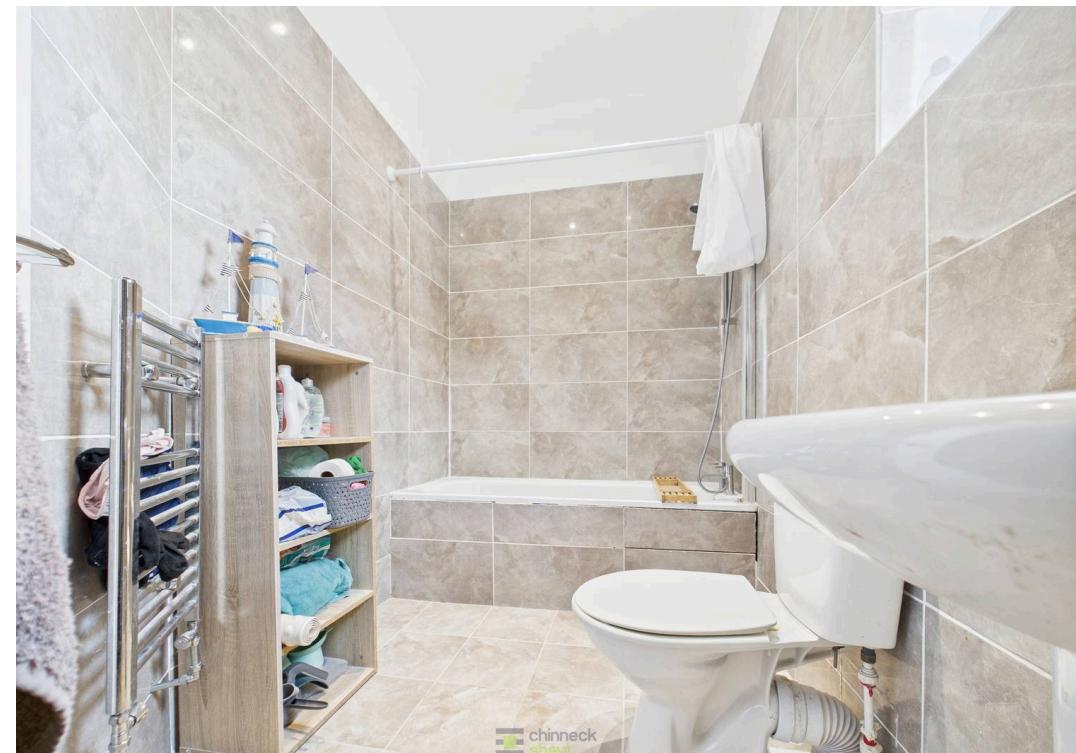
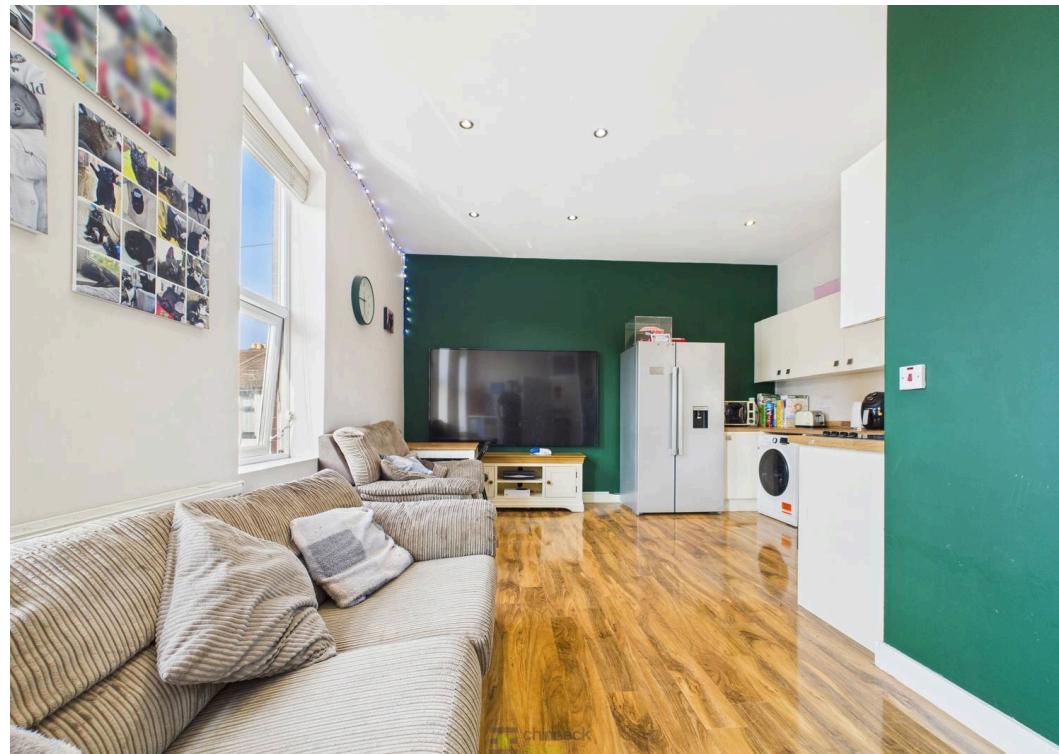




D Sportsmans Mews, Station Road, Fratton  
Portsmouth

Offers in Region of £160,000

The logo for chinneckshaw, featuring a stylized graphic of three horizontal bars in dark blue and one in light green to the left of the company name. The name 'chinneckshaw' is written in a bold, sans-serif font, with 'chinneck' in dark blue and 'shaw' in light green.



# D Sportsmans Mews, Station Road

Portsmouth

We are pleased to offer this modern first-floor two-bedroom flat in a central location with excellent access to local amenities and transport links.

The property features two well-sized bedrooms, a bright open-plan living area, and a modern kitchen equipped with ample storage and appliance space.

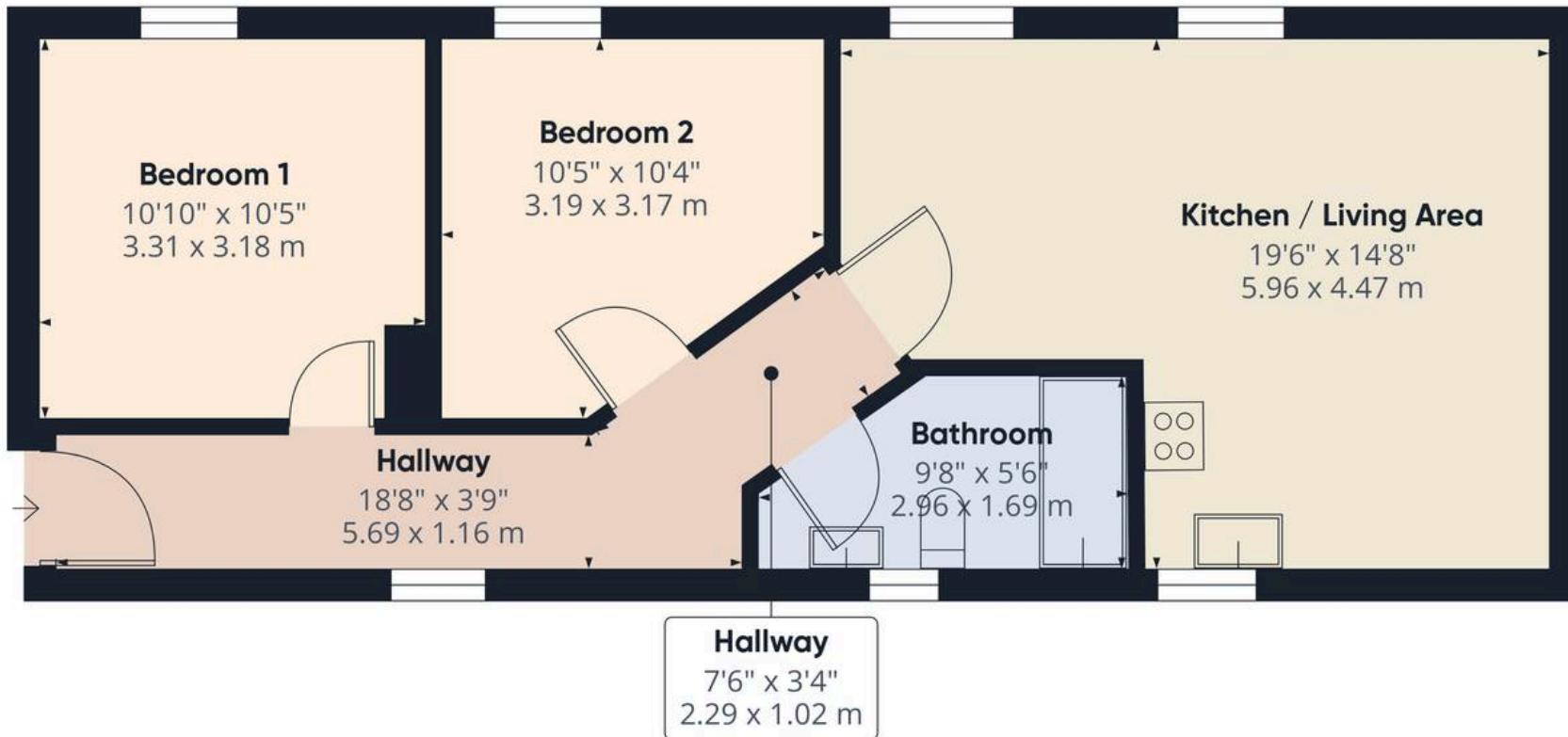
A fully tiled bathroom includes a full-sized bath with shower over, combining style and practicality.

Laminate flooring flows through the hallway and living space, adding a sense of continuity. Additional benefits include allocated parking, a highly sought-after feature in this area, and a well-maintained interior ready for immediate occupancy.

Perfect for first-time buyers, downsizers, or investors, this flat offers flexibility and value. Early viewing is recommended to appreciate the property's appeal fully.

**Material Information** • Tenure: Leasehold • Council Tax: Band A • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Allocated Parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





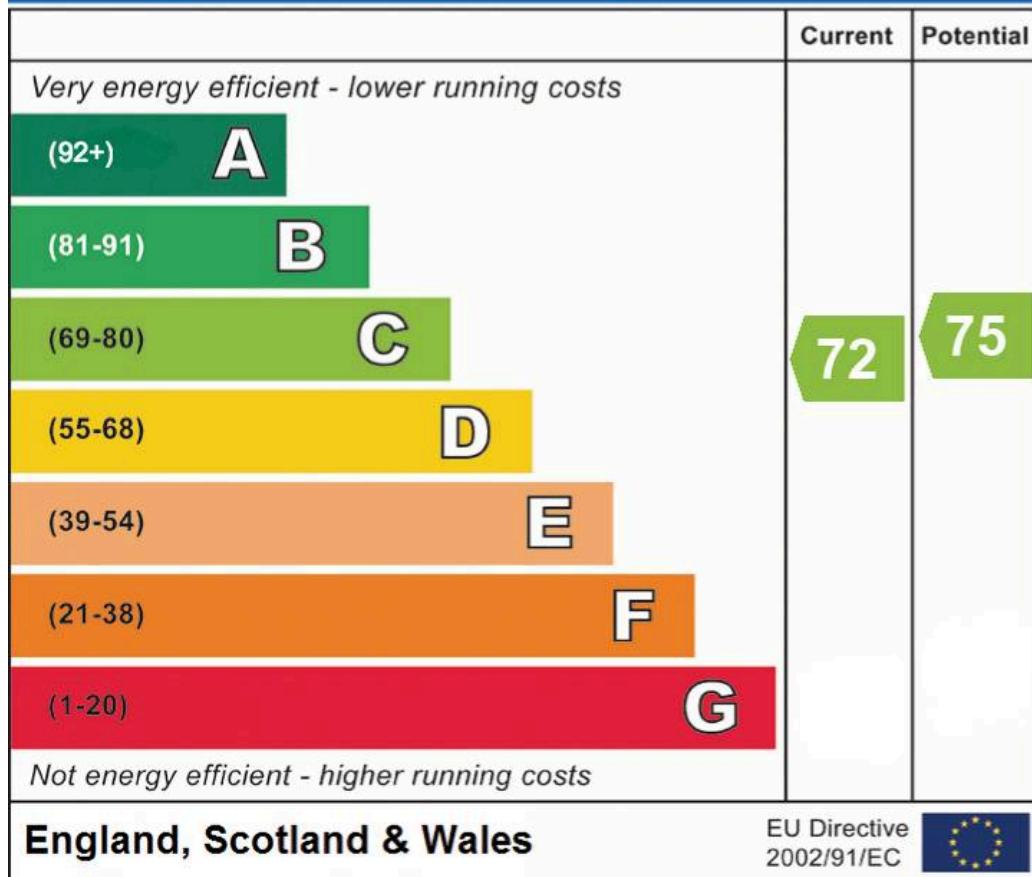
Approximate total area<sup>(1)</sup>

589 ft<sup>2</sup>  
54.8 m<sup>2</sup>

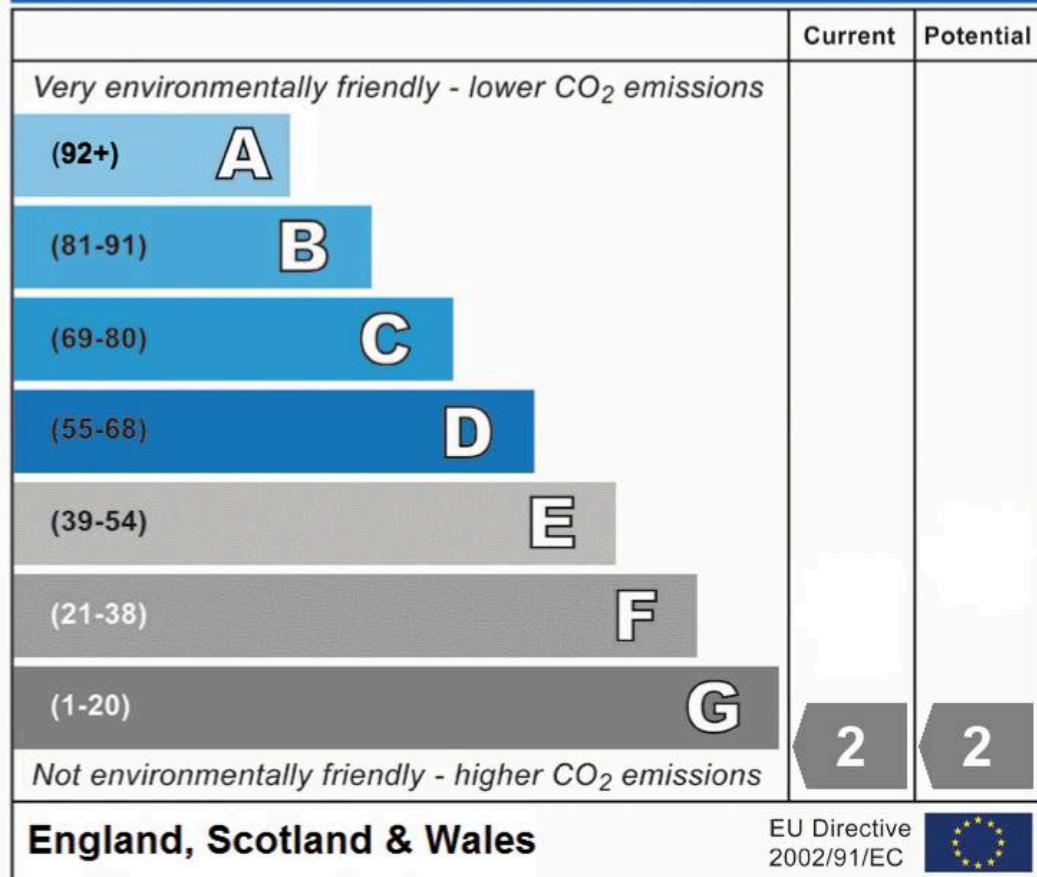
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

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[www.chinneckshaw.co.uk/](http://www.chinneckshaw.co.uk/)

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.