



**£415,000**  
**21 Rosebery Avenue**  
Portsmouth, PO6 2PY

## PROPERTY SUMMARY

We're pleased to present to the market this spacious five bedroom end of terrace property located in Rosebery Avenue, Drayton. The property has benefitted from both a rear and loft extension and now consists of an open plan kitchen/diner, a large living area and a downstairs WC. Ascending the stairs to the first floor you will find three bedrooms and a modern family bathroom with a further two bedrooms and additional shower room located to the second floor. Externally there is a good size rear garden which also provides access to a garage and a hardstand providing off road parking. To arrange your viewing contact our Drayton Office today!

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**FRONT** Front garden with pathway leading to front door.

#### HALLWAY

**LOUNGE** 24' 0 max" x 12' 2" (7.32m x 3.71m)

#### WC

**KITCHEN/DINER** 20' 5 max" x 17' 2 max" (6.22m x 5.23m) L shape kitchen/diner

#### FIRST FLOOR LANDING

**BEDROOM ONE** 12' 8 into bay" x 11' 2" (3.86m x 3.4m)

**BEDROOM TWO** 11' 2" x 11' 0" (3.4m x 3.35m)

**BEDROOM FIVE/OFFICE** 6' 8" x 6' 7" (2.03m x 2.01m)

#### BATHROOM

#### SECOND FLOOR LANDING

#### SHOWER ROOM

**BEDROOM THREE** 10' 1" x 7' 8" (3.07m x 2.34m)

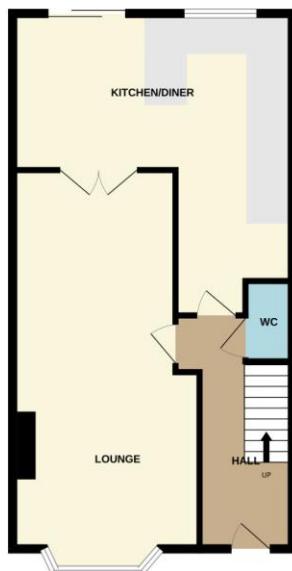
**BEDROOM FOUR** 13' 1" x 7' 3" (3.99m x 2.21m)

#### REAR GARDEN

#### GARAGE PARKING



GROUND FLOOR



1ST FLOOR



2ND FLOOR



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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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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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