



£375,000

131 Hawthorn Crescent

Portsmouth, PO6 2TJ

PROPERTY SUMMARY

We're delighted to bring to the market this beautifully presented four-bedroom terraced house, situated on Hawthorn Crescent in Highbury. The property has been thoughtfully modernised and enhanced by the current owner, offering well-appointed accommodation throughout. The ground floor comprises a welcoming entrance hall, two spacious reception rooms, a modern fitted kitchen, and a conservatory overlooking the rear garden. On the first floor, there are three well-proportioned bedrooms, a family bathroom, and stairs leading to the impressive principal bedroom on the second floor. The principal bedroom benefits from a stylish en-suite featuring a walk-in shower, freestanding bath, wash hand basin, and WC. Externally, the property offers off-road parking to the front, a good sized rear garden, and a garage. To arrange your viewing, please contact our Drayton office today.





FRONT Off road parking located to the front of the property, front door to hallway

HALLWAY

DINING ROOM 12' 0" x 11' 10" (3.66m x 3.61m)

LOUNGE 13' 0" x 12' 5" (3.96m x 3.78m)

KITCHEN 16' 2 max" x 9' 8 max" (4.93m x 2.95m)

CONSERVATORY 8' 8" x 7' 10" (2.64m x 2.39m)

FIRST FLOOR LANDING

BEDROOM TWO 12' 11" x 10' 3" (3.94m x 3.12m)

BEDROOM THREE 12' 1" x 10' 11" (3.68m x 3.33m)

BEDROOM FOUR 7' 6" x 6' 5" (2.29m x 1.96m)

BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)

BEDROOM ONE 14' 5 max" x 13' 1 max" (4.39m x 3.99m)

ENSUITE 8' 1" x 7' 2" (2.46m x 2.18m)

REAR GARDEN

GARAGE 16' 5" x 8' 1" (5m x 2.46m)



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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.

**Jeffries
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estate and letting agents

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