

## Guide Price

# £265,000

## Freehold

2x 1x 2x

**Westfield Road,**
**Southsea, Hampshire,**
**PO4**

cubitt&west
Helping you move forwards








## Main features

- Sunny aspect rear garden
- Upstairs bathroom
- Character features
- Two double bedrooms
- Finished to a high standard

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'2 x 12'10 (4.02m x 3.91m)

Dining Area: 11'10 x 10'2 (3.61m x 3.10m)

Kitchen: 9'8 x 8'6 (2.95m x 2.59m)

### FIRST FLOOR

Landing

Bedroom 1: 12'10 x 9'9 (3.91m x 2.97m)

Bedroom 2: 11'9 x 8'6 (3.58m x 2.59m)

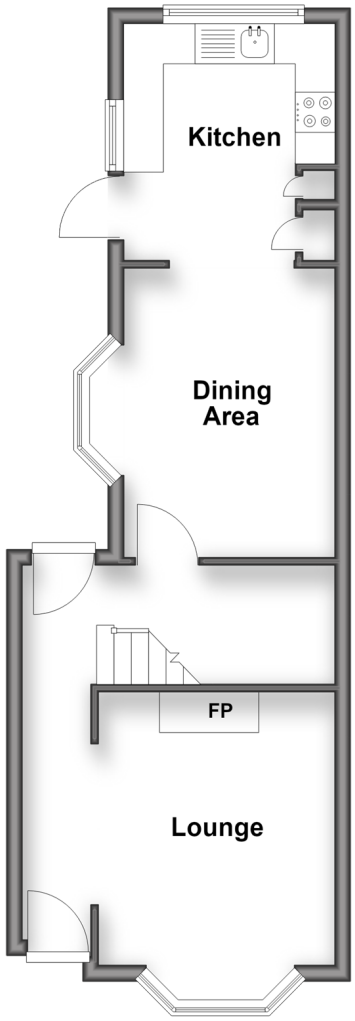
Bathroom

### OUTSIDE

Rear Garden

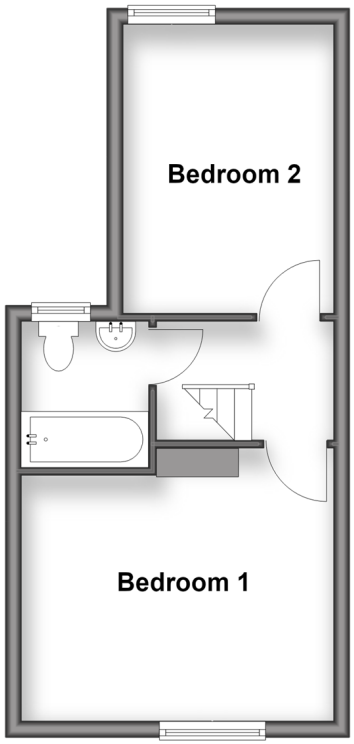
**Ground Floor**

Approx. 37.7 sq. metres (406.0 sq. feet)




**First Floor**

Approx. 29.5 sq. metres (317.7 sq. feet)




EPC RATING | CURRENT: D(65) | POTENTIAL: B(86)

The Property Ombudsman

INVESTORS IN PEOPLE

42225801/20261110/JT/NP

**Call Southsea - 023 9229 6396 ■ cubittandwest.co.uk**

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding