

Central Road, Drayton  
Portsmouth, PO6 1QX

Asking Price Of

**£460,000**

Three-bed semi in sought-after Drayton, Portsmouth, thoughtfully extended with a bright open-plan kitchen/dining/family room and bi-fold doors to a large garden. Separate lounge, modern bathroom, garage, and ample parking. Scope to extend loft (STPP). Ideal family home.



# Property Features

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE AND AMPLE OFF ROAD PARKING
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- GENEROUS SIZED REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- SCHOOLS CLOSE BY
- MODERN BATHROOM
- GAS CENTRAL HEATING
- GREAT TRANSPORT LINKS
- VIEWING ADVISED

## OVERVIEW

Central Road is located within the highly regarded Drayton and Farlington area in the northern part of Portsmouth, a well established residential suburb known for its family friendly environment and strong community feel. The area is particularly popular with families and professionals alike, offering a balance of suburban tranquillity while remaining conveniently close to the city centre and surrounding coastal areas.

One of the key attractions of Drayton is its excellent selection of schools, with well-regarded options such as Springfield School, Solent Junior School and Court Lane Junior Academy all within easy reach. This strong educational offering makes the area especially appealing to families looking for long term homes within sought after catchments.

Residents benefit from a wide range of amenities close by, including convenient shopping facilities, cafés and everyday services. Larger supermarkets such as Sainsbury's Farlington Superstore are just a short distance away, while healthcare needs are well served by local GP practices and the nearby Queen Alexandra Hospital. The neighbouring areas of Cosham and Havant Road further enhance the offering with a mix of independent retailers and well-known brands.

Transport links are another strong feature of the location. Cosham railway station is within easy reach, providing direct services to London, Southampton and Brighton, making it ideal for commuters. Road connections are equally convenient, with quick access to the A3(M) and M27, allowing straightforward travel both into the city and further afield along the South Coast.

Overall, Central Road offers an excellent combination of location, convenience and lifestyle appeal. Its strong schooling, accessible transport links and comprehensive local amenities continue to make it one of the more desirable residential settings within Portsmouth.

## PROPERTY DESCRIPTION

A well-presented three-bedroom semi-detached home situated on the sought after Central Road in the popular Drayton area of Portsmouth. Having been thoughtfully extended in recent years, the property now offers a superb balance of modern open-plan living and more traditional accommodation, ideal for families and those who enjoy entertaining.



At the heart of the home is a stunning, generously proportioned kitchen/dining/family room, finished to a high standard and designed with contemporary living in mind. This impressive space is flooded with natural light and features bi-fold doors that open seamlessly onto a substantial rear garden, creating an excellent indoor-outdoor flow during the warmer months.

The ground floor also benefits from a separate, comfortable lounge, providing a cosy retreat away from the main living space. Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom, all presented in good order.

Externally, the property continues to impress, offering a generous rear garden ideal for families and outdoor entertaining. To the front, there is a garage and extensive off-road parking for approximately six vehicles, a rare and highly desirable feature in this location.

The property offers excellent potential for further enhancement, with scope to extend into the loft (subject to the necessary planning permissions), allowing future owners to truly make the home their own.

Overall, this is a fantastic opportunity to acquire a spacious and versatile home in a highly regarded residential location.



## ROOM MEASUREMENTS

HALLWAY- 16' 0" x 3' 0" (4.88m x 0.91m)

LOUNGE- 14' 5" x 12' 5" (4.39m x 3.78m)

CLOAKROOM- 4' 9" x 2' 4" (1.45m x 0.71m)

KITCHEN/DINER/FAMILY ROOM - 35' 5" x 17' 7" (10.8m x 5.36m)

LANDING - 10' 2" x 5' 11" (3.1m x 1.8m)

MAIN BEDROOM- 15' 0" x 9' 2" (4.57m x 2.79m)

BEDROOM TWO- 12' 9" x 8' 10" (3.89m x 2.69m)

BEDROOM THREE - 9' 3" x 7' 3" (2.82m x 2.21m)

BATHROOM - 7' 9" x 5' 10" (2.36m x 1.78m)

GARAGE - 23' 1" x 11' 5" (7.04m x 3.48m)

## MATERIAL INFORMATION

- Price (£) - £460,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band D, Portsmouth Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway and Garage
- Construction- Brick and block
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

## VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Approximate total area<sup>m</sup>  
1598 ft<sup>2</sup>  
148.4 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.

GIRAFFE360



Awaiting EPC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements