

EAST COSHAM ROAD

DRAYTON | PORTSMOUTH | PO6 2BY



£850,000

Freehold

- Charming Three Bedroom Detached Home
- Elevated Position On Large Plot
- Panoramic Views Across the Solent
- Ample Driveway
- Generous Garden With Swimming Pool & Games Room
- Utility Room, Cloakroom & Study
- Spacious Living Room With Dual Aspect Windows
- Tastefully Updated Throughout



In Brief

We are delighted to offer for sale this charming detached residence situated on a large plot, in an elevated position of East Cosham Road, providing stunning panoramic views across the Solent. This unique home has been tastefully updated by the current owners and is approached by an ample driveway providing parking for several vehicles.

On entry you are greeted by a hallway with access to the spacious living room with dual aspect windows, providing an abundance of light to the room, and feature fireplace with log burner. On the other side of the hall you will find the grand dining room with access to the conservatory. The kitchen has been re-fitted and is situated on the North side of the property. Off the kitchen there is a separate utility area with cloakroom and a bright and airy study, perfect for anyone working from home. Ascending the stairs to the first floor, there are three good sized bedrooms and a superb family bathroom with bath and separate shower.

The generous garden offers an excellent degree of privacy and provides a calm and tranquil setting. It is mainly laid to lawn flanked by shrub borders with a patio area at the rear, swimming pool and well constructed games room which is complete with power and lighting, great for entertaining.

We recommend viewing at your earliest convenience to appreciate both the location and accommodation on offer.

£850,000

KEY FACTS

Council Tax Band - F

EPC Rating - TBC

Approximate Internal Area = 2031 Sq Ft



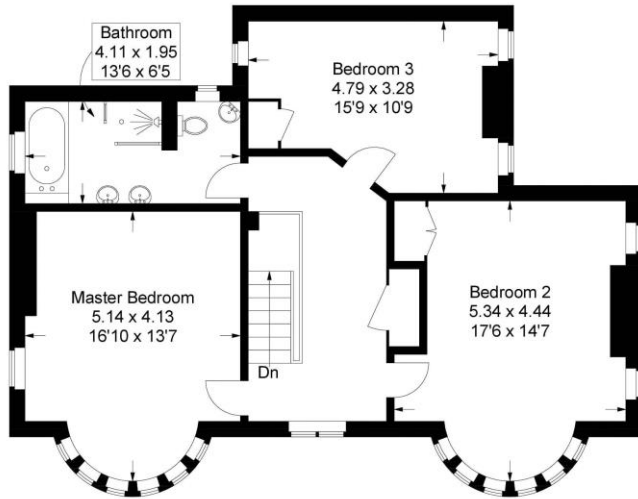
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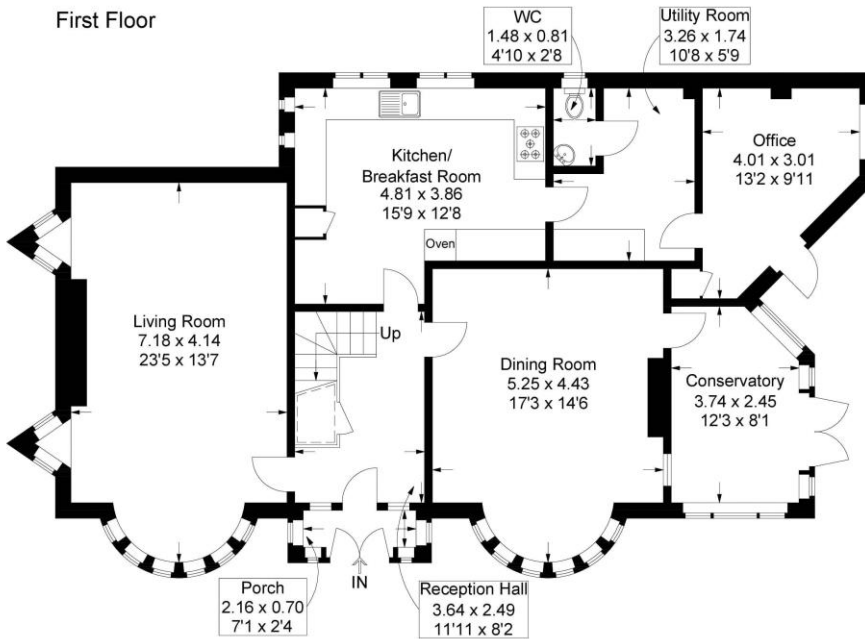


East Cosham Road, Drayton

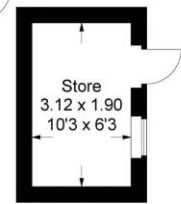
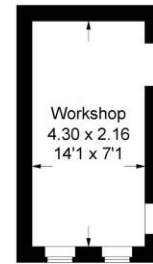
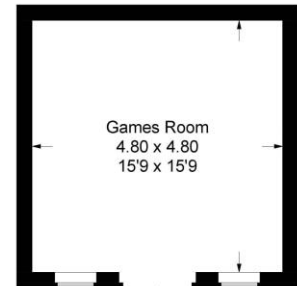
Approximate Gross Internal Area = 188.7 sq m / 2031 sq ft
 Outbuildings = 38.9 sq m / 419 sq ft
 Total = 227.6 sq m / 2450 sq ft



First Floor



Ground Floor



Outbuildings

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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