

£295,000
Southwick Hill Road
Portsmouth, PO6 3EU

PROPERTY SUMMARY

We're pleased to offer to the market this three bedroom cottage situated in Fort Widley Cottages. The property is located within easy access to Cosham with local shops, amenities and train station close by but also offers a quiet location tucked away from the local hustle and bustle. The accommodation consists of a lounge, modern fitted kitchen, three bedrooms and a family bathroom. To the rear of the property you will find a good size rear garden which is tiered and set into the hillslope, at the top of the garden there is a decked seating area with impressive views over Portsmouth and the surrounding area. Other benefits include gas central heating, double glazing and residents parking which is available close by. To arrange your viewing contact our Drayton Office today!

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RESIDENTS PARKING AVAILABLE

PATHWAY LEADING TO PROPERTY

FRONT GARDEN

HALLWAY

LOUNGE 13' 1" x 12' 8" (3.99m x 3.86m)

KITCHEN/BREAKFAST ROOM 15' 11" x 7' 11" (4.85m x 2.41m)

LANDING

BEDROOM ONE 12' 8" x 9' 11" (3.86m x 3.02m)

BEDROOM TWO 10' 3" x 7' 9" (3.12m x 2.36m)

BEDROOM THREE 8' 8" x 5' 9" (2.64m x 1.75m)

REAR GARDEN Tiered garden which is mainly laid to lawn with raised seating and decked areas. From the back of the garden you will find impressive views over Portsmouth and the surrounding area.



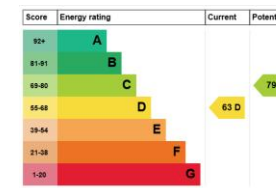
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 B

VIEWINGS
By prior appointment only



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
& Dibbens**
estate and letting agents

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