



£550,000
London Road
Portsmouth, PO6 3NB

PROPERTY SUMMARY

Charlkit is a beautifully presented detached property with elevated far reaching views towards Butser Hill, located along the London Road. The property consists of a kitchen/breakfast room, spacious lounge with dual aspect windows, a garden room/gym, a office and a downstairs WC. Ascending the stairs to the first floor you will find two spacious double bedrooms and a large family bathroom comprising of a four piece bathroom suite. Externally the property boasts a mature front garden complete with a lawn, mature shrubs, bushes and evergreens, while the rear garden provides an elevated sitting area, a garage and double gates providing ample off road parking. We strongly advise an internal viewing to fully appreciate everything that Charlkit has to offer. To arrange your viewing contact our Drayton Office today!





FRONT Accessed via London Road, steps leading up to the front gate, pathway leading to front door.

PORCH

HALLWAY

LOUNGE 21' 3" x 12' 3" (6.48m x 3.73m)

GARDEN ROOM/GYM 19' 4" x 5' 11" (5.89m x 1.8m)

STUDY 7' 11" x 6' 2" (2.41m x 1.88m)

WC

KITCHEN/BREAKFAST ROOM 18' 7" x 10' 0" (5.66m x 3.05m)

LANDING

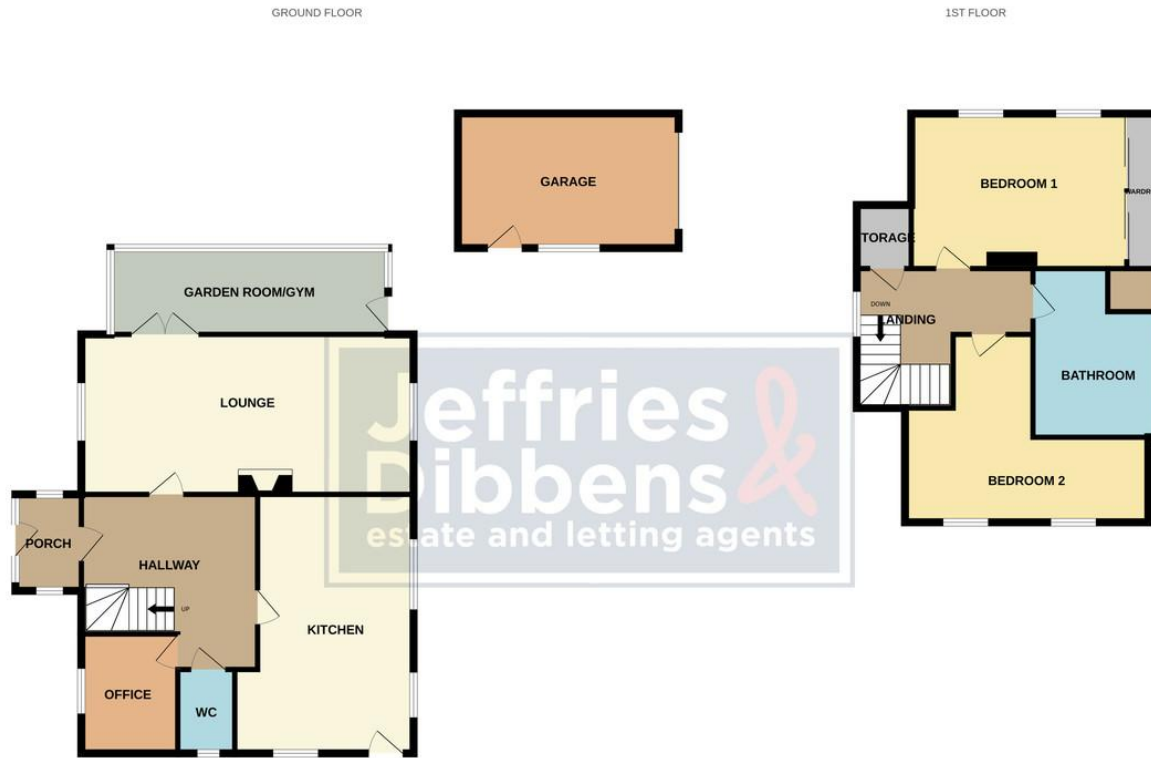
BEDROOM ONE 15' 11" x 12' 3" (4.85m x 3.73m)

BEDROOM TWO 16' 1 max" x 12' 9 max" (4.9m x 3.89m)

FAMILY BATHROOM 10' 9" x 7' 7" (3.28m x 2.31m)

REAR GARDEN Double gates providing rear vehicle access, door to garage.

GARAGE 15' 5" x 8' 4" (4.7m x 2.54m)



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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	61 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.



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