



**Guide Price**  
**£268,000**

**Freehold**

3x  1x  2x 

**Talbot Road, Southsea,  
Hampshire, PO4**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- No forward chain
- Fully modernised throughout
- Modern upstairs bathroom
- Perfect for first time buyers
- Great access to transport links and local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 15'7 x 10'3 (4.75m x 3.13m)

Dining Room: 11'9 x 11'1 (3.58m x 3.38m)

Kitchen: 9'3 x 8'9 (2.82m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 13'1 (4.12m x 3.99m)

Bedroom 2: 9'7 x 8'8 (2.92m x 2.64m)

Bedroom 3: 12'0 x 5'10 (3.66m x 1.78m)

Bathroom

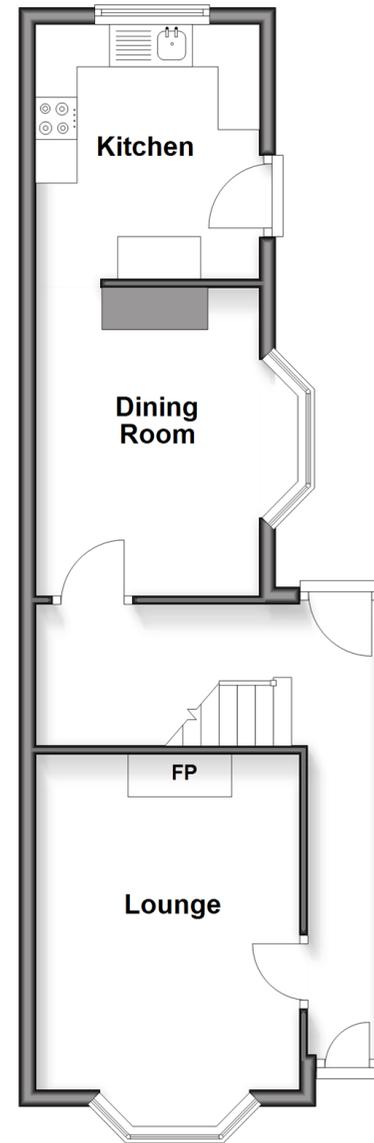
### OUTSIDE

Rear Garden

Resident Permit Parking

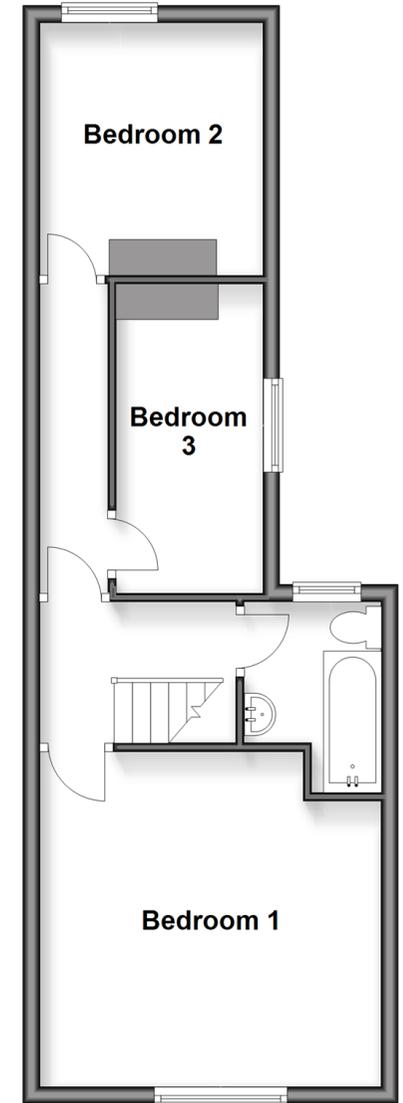
## Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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