



Call: 02394 217317  
Whatsapp: 0793 283 1587  
Email: sarah@soldby.uk  
Social media: @soldbySarahOliver  
Website: www.soldby.uk



# 1 Adstone Lane

Anchorage Park, Portsmouth, PO3 5TE

£289,995



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Nestled in the ever-popular Anchorage Park area of Portsmouth, this well-presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers or those looking to downsize. Benefitting from its own driveway and a garage located to the rear, this home combines convenience, practicality and potential in one attractive package.

The property boasts two well-proportioned double bedrooms on the first floor, offering ample space for comfortable living. Also upstairs is a modern wet room, providing an accessible and low-maintenance alternative to a traditional bathroom layout.

On the ground floor, the layout flows beautifully, with a welcoming entrance hall leading into the main living area. At the rear, a bright and sunny conservatory spans the width of the property, creating a perfect additional living or dining space that opens onto the rear garden. This space is ideal for enjoying the sunshine or entertaining guests throughout the year.

Outside, the rear garden is a manageable size and offers scope for further landscaping or personalisation. The addition of the garage to the rear of the plot provides not only secure storage but also further parking options if needed — a real bonus in this popular residential area.

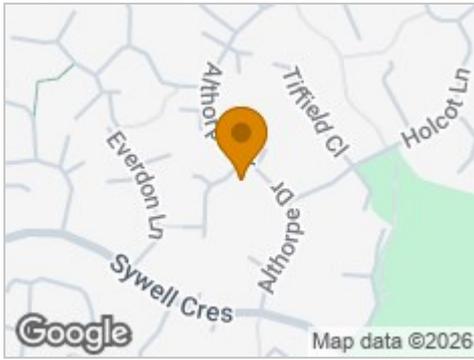
Anchorage Park is a sought-after location due to its excellent transport links and access to local amenities. You'll find supermarkets, local shops, and schools all within easy reach. For commuters, the nearby Eastern Road connects swiftly to the A27, M27, and A3(M), allowing for direct access to Chichester, Southampton, London and beyond. Additionally, regular bus routes

serve the area, making travel into Portsmouth city centre or along the coast straightforward and stress-free.

Whether you're stepping onto the property ladder or looking to downsize to something more manageable without compromising on space or location, this delightful two-bedroom home ticks all the right boxes. Early viewing is strongly advised to avoid disappointment.



## Road Map



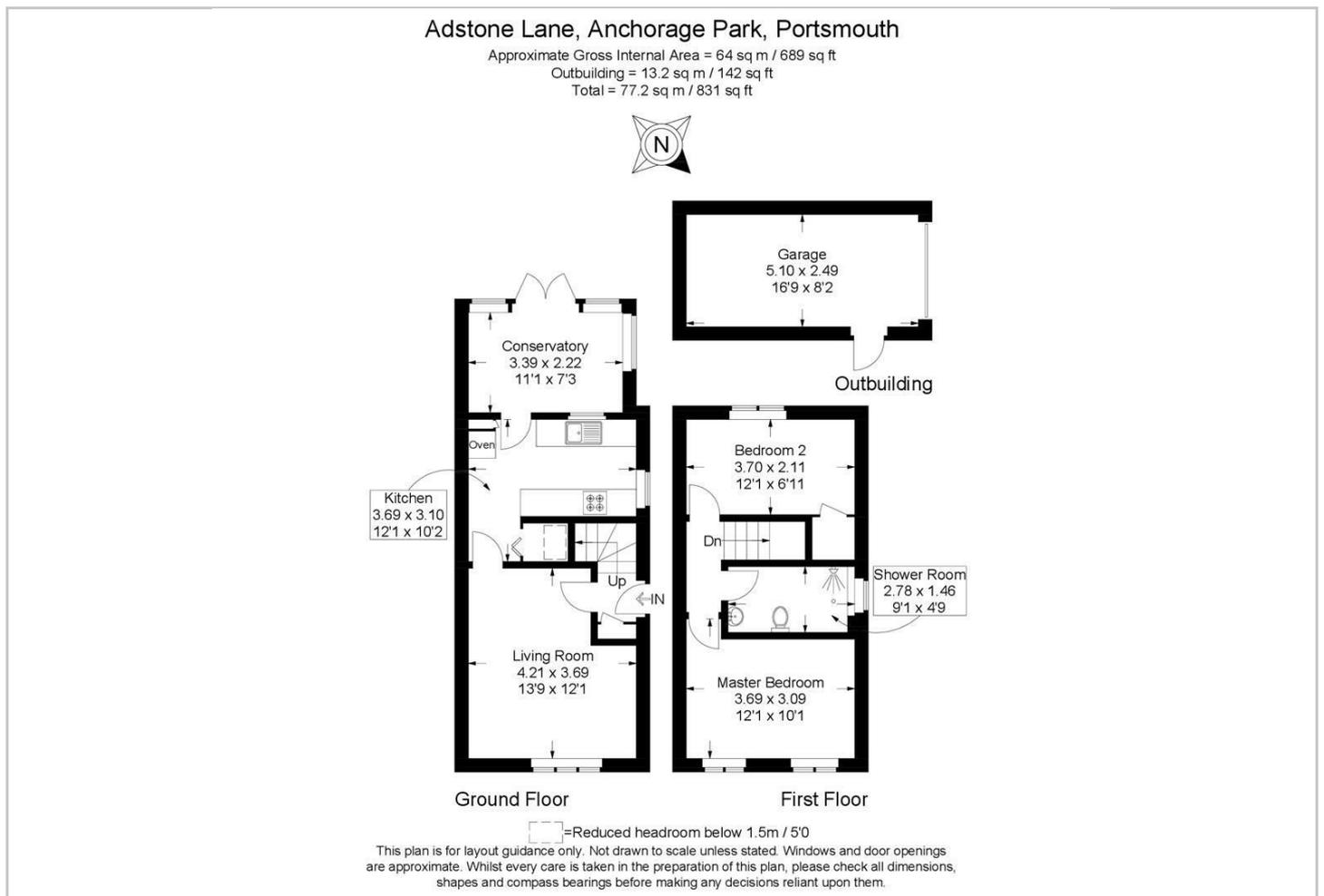
## Hybrid Map



## Terrain Map



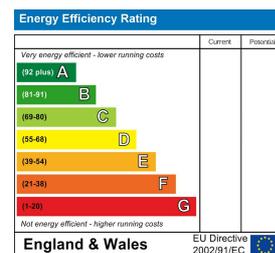
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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