



**£750,000**  
**49 Station Road**  
Portsmouth, PO6 1PJ

## PROPERTY SUMMARY

This impressive four/five-bedroom detached home on a generous plot in Station Road, Drayton, is a property that truly needs to be viewed to be fully appreciated. Offering exceptionally versatile accommodation across two floors, it is perfectly suited to a growing family or even multi-generational living. The ground floor features a large, bright kitchen with a vaulted ceiling, creating an airy and welcoming space, along with a utility area, office, two reception rooms, a fourth bedroom and a downstairs bathroom plus an additional WC. One of the reception rooms could easily serve as a fifth bedroom, adding further flexibility. Upstairs, you'll find three further double bedrooms, of which the master benefits from ensuite facilities and an additional shower room. Externally, the property continues to impress with a substantial rear garden, complete with a brick-built storage area, as well as ample off-road parking and a garage. To arrange a viewing, contact our Drayton office today.





**FRONT** Ample off road parking located to the front of the property, up and over door access to garage as well as side access to rear garden, front door to property.

**HALLWAY**

**BEDROOM FOUR** 15' 1" x 10' 5" (4.6m x 3.18m) "Jack and Jill" doors leading to ensuite bathroom.

**ENSUITE/BATHROOM** 10' 3" x 8' 0" (3.12m x 2.44m)

**RECEPTION ROOM TWO/BEDROOM FIVE** 20' 5" x 10' 9" (6.22m x 3.28m)

**LOUNGE** 28' 5 max" x 14' 7 max" (8.66m x 4.44m)

**DINING AREA** 12' 4" x 10' 9" (3.76m x 3.28m)

**KITCHEN** 21' 7" x 19' 3" (6.58m x 5.87m)

**LOBBY/UTILITY AREA**

**DOWNSTAIRS WC**

**OFFICE** 9' 9" x 9' 9" (2.97m x 2.97m) Door leading to garage.

**LANDING**

**BEDROOM ONE** 26' 4 max" x 20' 6 max" (8.03m x 6.25m) Door leading to walk in wardrobe and access to ensuite.

**ENSUITE** 8' 4" x 9' 0" (2.54m x 2.74m)

**BEDROOM TWO** 19' 5 max" x 12' 7 max" (5.92m x 3.84m)

**BEDROOM THREE** 12' 6 max" x 12' 4 max" (3.81m x 3.76m)

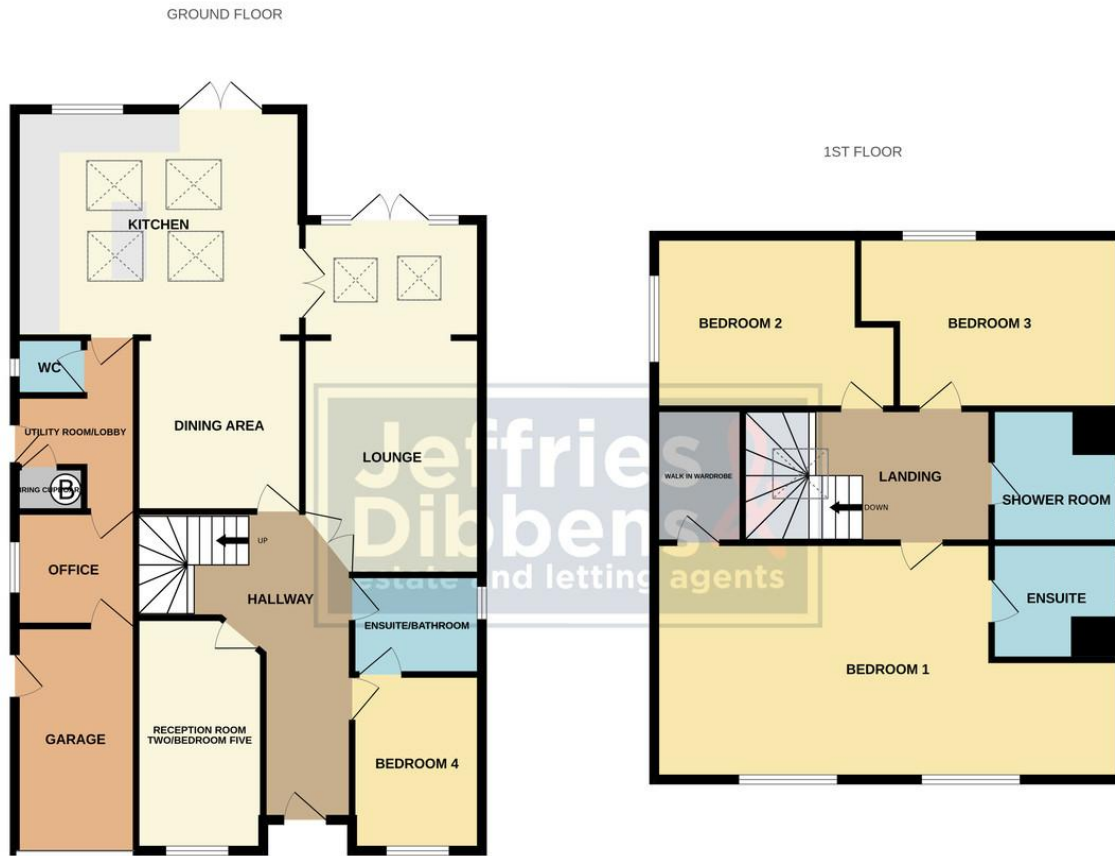
**SHOWER ROOM** 8' 8 max" x 8' 4 max" (2.64m x 2.54m)

**GARAGE** 18' 4" x 9' 6" (5.59m x 2.9m) Wall mounted boiler.

**REAR GARDEN**

**BRICK BUILT STORAGE** 11' 3" x 9' 3" (3.43m x 2.82m)





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 G

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	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.

**Jeffries Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

196 Havant Road, Drayton,  
Portsmouth, Hampshire, PO6  
2EH

**CONTACT**

023 9237 3341  
drayton@jeffries.co.uk  
www.jdea.co.uk