



**NESBITT & SONS**  
ESTATE AGENTS



**23 Hillsley Road, Portsmouth, PO6 4LE**

**£240,000**

Situated on the popular Hillsley Road in Portsmouth, this delightful end-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

The heart of the home is the spacious kitchen/breakfast room, which is perfect for enjoying leisurely meals or hosting gatherings with friends and family. This area is designed to be both functional and inviting, making it a wonderful spot to start your day.

One of the standout features of this property is the off-street parking available to the rear, providing added convenience in this bustling area. Additionally, the location is superb, with easy access to local amenities, ensuring that all your daily needs are just a stone's throw away. For those who require medical facilities, the QA Hospital is conveniently close, making this home particularly appealing for healthcare professionals or families with medical needs.

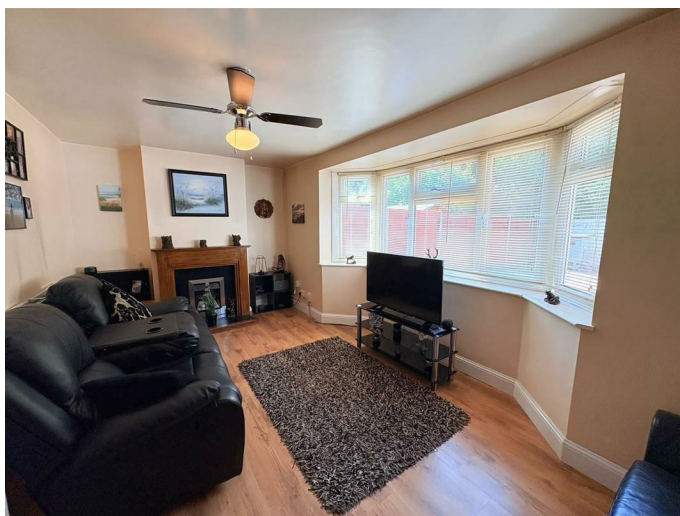


## Entrance Hallway

Kitchen/Breakfast Room 11'0 x 10'6 (3.35m x 3.20m)



Lounge 17'5 x 11'1 into bay (5.31m x 3.38m into bay)



## Bathroom 5'10 x 5'6 (1.78m x 1.68m)

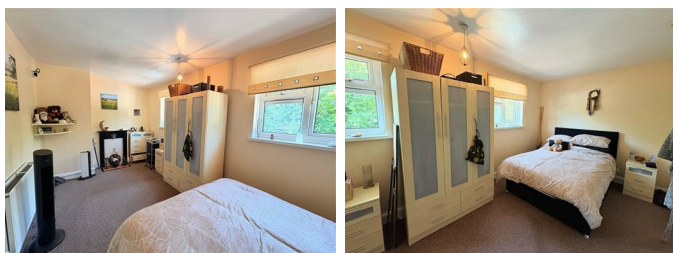


## Outside

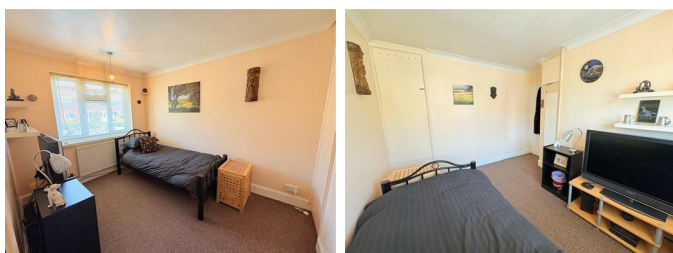


## Landing

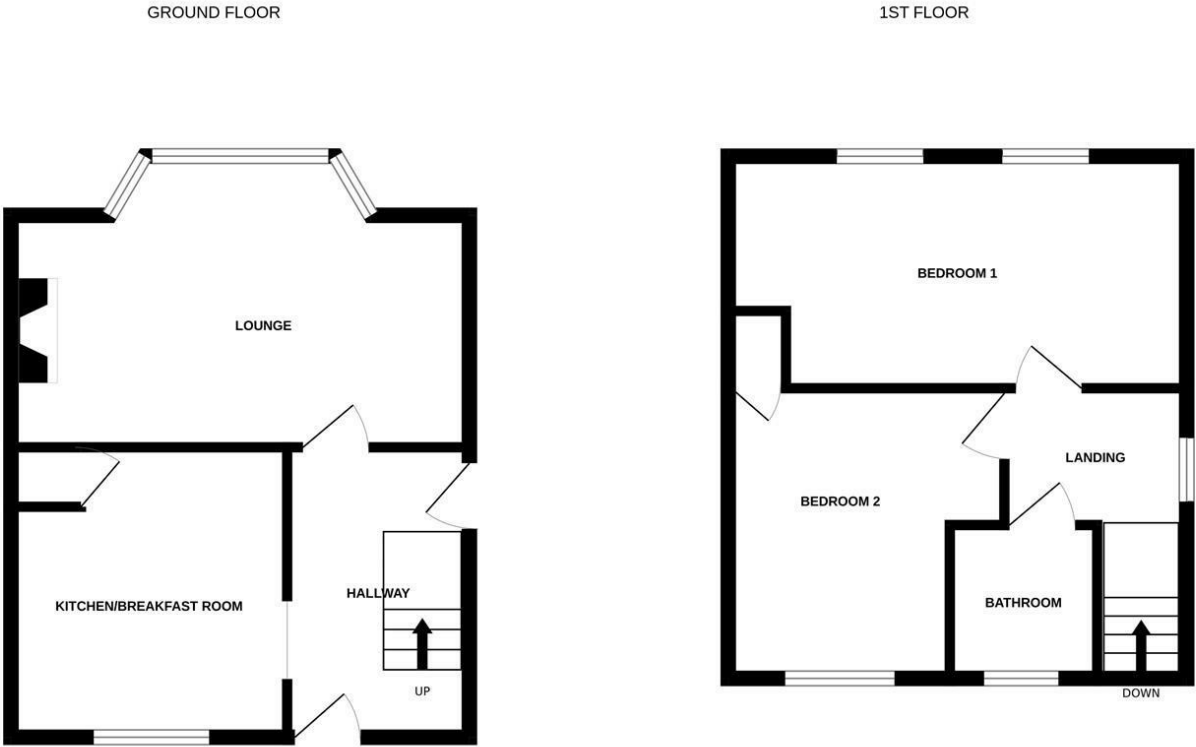
Bedroom One 17'5 x 8'10 (5.31m x 2.69m)



Bedroom Two 10'11 x 8'5 (3.33m x 2.57m)



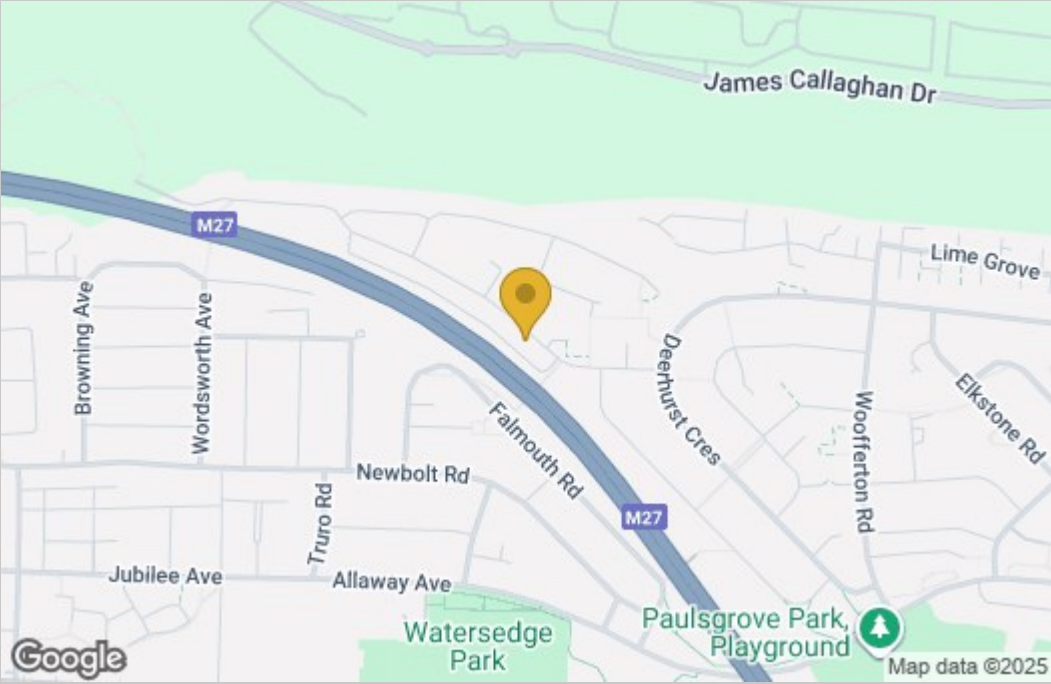
Floor Plan



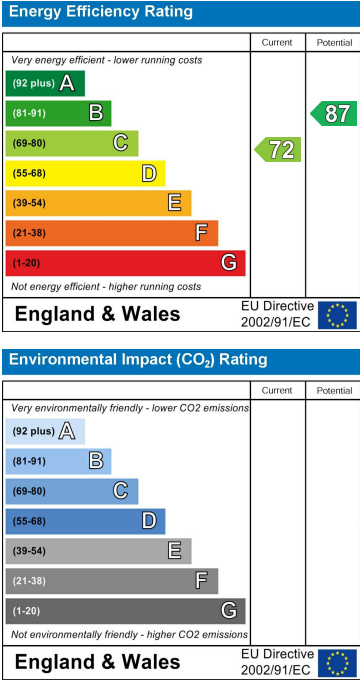
2 BEDROOM EOT

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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Area Map



Energy Efficiency Graph



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