



## 12 Egan Close

, Portsmouth, PO2 0UD

**Guide price £400,000**

Tucked away in a quiet cul-de-sac within this highly sought-after Hilsea location, this beautifully presented and exceptionally well-maintained semi-detached home offers both convenience and comfort. Ideally situated close to major transport links, local shops and well regarded schools, it is perfectly positioned for modern family living.

Forget parking concerns, this property benefits from two off-road parking spaces as well as a garage, a rare and valuable feature in this popular area.

Upon entering, you are welcomed into a pretty entrance hall which provides access to a convenient cloakroom/downstairs W.C.

The spacious 26ft sitting/dining room is a real highlight of the home, featuring an attractive fireplace and sliding doors that open directly onto the generous south-facing garden, creating the perfect space for both relaxing and entertaining.

The garden itself is well maintained, a fantastic size, and benefits from side access and a shed for additional storage.

The modern kitchen offers ample storage for all your culinary needs and comes complete with integrated appliances, creating a sleek and practical cooking space.

Upstairs, you'll find three well-presented and generously sized bedrooms, along with a truly impressive family bathroom featuring a walk-in shower, freestanding bath and large vanity unit, ideal for busy households.

- Three Bedrooms ( potential to create four )
- Cul - De - Sac Location
- Garage & Ample Off Road Parking
- 26ft Sitting / Dining Room and 12ft Kitchen
- Semi Detached House
- Very Well Presented Throughout
- Downstairs; W.C / Cloakroom and Upstairs; Three Piece Suite Bathroom
- Double glazing & gas central heating
- \* Chain Free \*
- Fantastic Size South Facing Garden

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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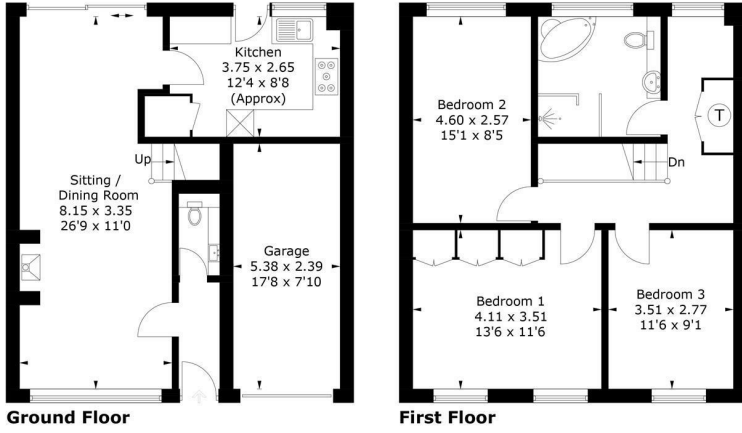
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# Floor Plan

## Egan Close Portsmouth, PO2

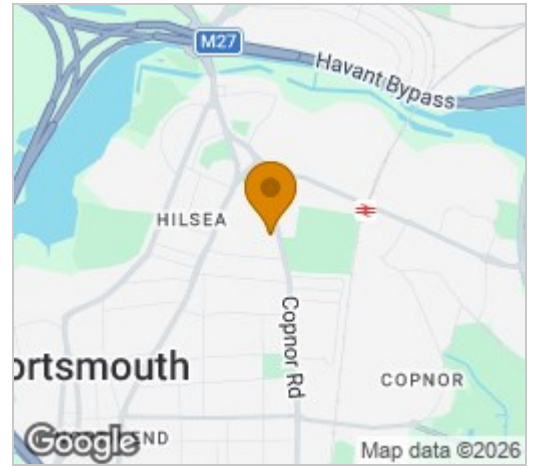
Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 114.2 sq m / 1229 sq ft



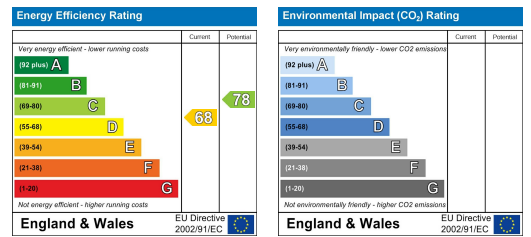
PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1273300)

# Area Map



# Energy Efficiency Graph



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