





23 Brecon Avenue

Portsmouth, PO6 2AN

- HIGHLY SOUGHT-AFTER WELSH SLOPES LOCATION
- EXTENDED AND BEAUTIFULLY IMPROVED THROUGHOUT
- SPACIOUS OPEN-PLAN FAMILY AND DINING AREA
- LARGE REAR LIVING ROOM WITH LOG-BURNING STOVE
- REAR BALCONY WITH VIEWS TOWARDS PORTSMOUTH HARBOUR
- EXCEPTIONAL FOUR-BEDROOM SEMI-DETACHED FAMILY HOME SPREAD OVER 1718SQFT
- IMPRESSIVE SHAKER-STYLE KITCHEN WITH BUILT-IN PANTRY
- SEPARATE FRONT SITTING ROOM WITH BAY WINDOW
- GENEROUS GARDEN WITH PATIO AND LAWN
- DRIVEWAY FOR TWO VEHICLES AND SINGLE GARAGE

Located within the highly sought-after Welsh Slopes area of Drayton, this exceptional four-bedroom semi-detached home offers substantial and beautifully presented accommodation, perfectly suited to modern family life. Popular with families and aspirational movers, the location combines an established residential setting with elevated views towards Portsmouth Harbour.



Offers in excess of £625,000



The property has been extensively improved by the current owners while retaining the character and traditional features that make homes of this style so desirable. High ceilings, decorative ceiling roses and picture rails feature throughout, complemented by tasteful décor and a thoughtful blend of period charm and contemporary design.

A welcoming entrance hallway leads to a cosy sitting room at the front of the house. Featuring a bay window with attractive views, this is the perfect snug or breakaway space from the larger family areas beyond.

The true hub of the home is the impressive open-plan kitchen and dining space at the rear. Recently fitted in a timeless Shaker style, the kitchen has been carefully designed with a range-style cooker, Butler sink, generous storage and a built-in breakfast and coffee pantry. Large-format tiled flooring continues through the space, while a step down leads into the extended dining area, where an impressive sky lantern floods the room with natural light. With plenty of room for the whole family and doors opening directly onto the garden, this is a superb space for everyday living and entertaining.

Separate yet connected to the dining area is a substantial living room, also positioned at the rear of the house. A log-burning stove creates a warm focal point, while patio doors provide further access to the garden. The scale of this room allows the front sitting room to remain a quieter and more intimate retreat. The ground floor accommodation is completed by a modern shower room, providing a practical addition for busy family life and visiting guests.

Upstairs, the character continues across four well-proportioned bedrooms and the family bathroom. There is a useful range of fitted storage, while the second bedroom enjoys direct access onto a rear balcony with far-reaching views across Portsmouth Harbour.

Outside, the generous rear garden provides ample space for children to play, entertaining during the summer months or further landscaping to suit a new owner's taste. A large patio offers an ideal seating area, with an extensive lawn beyond.

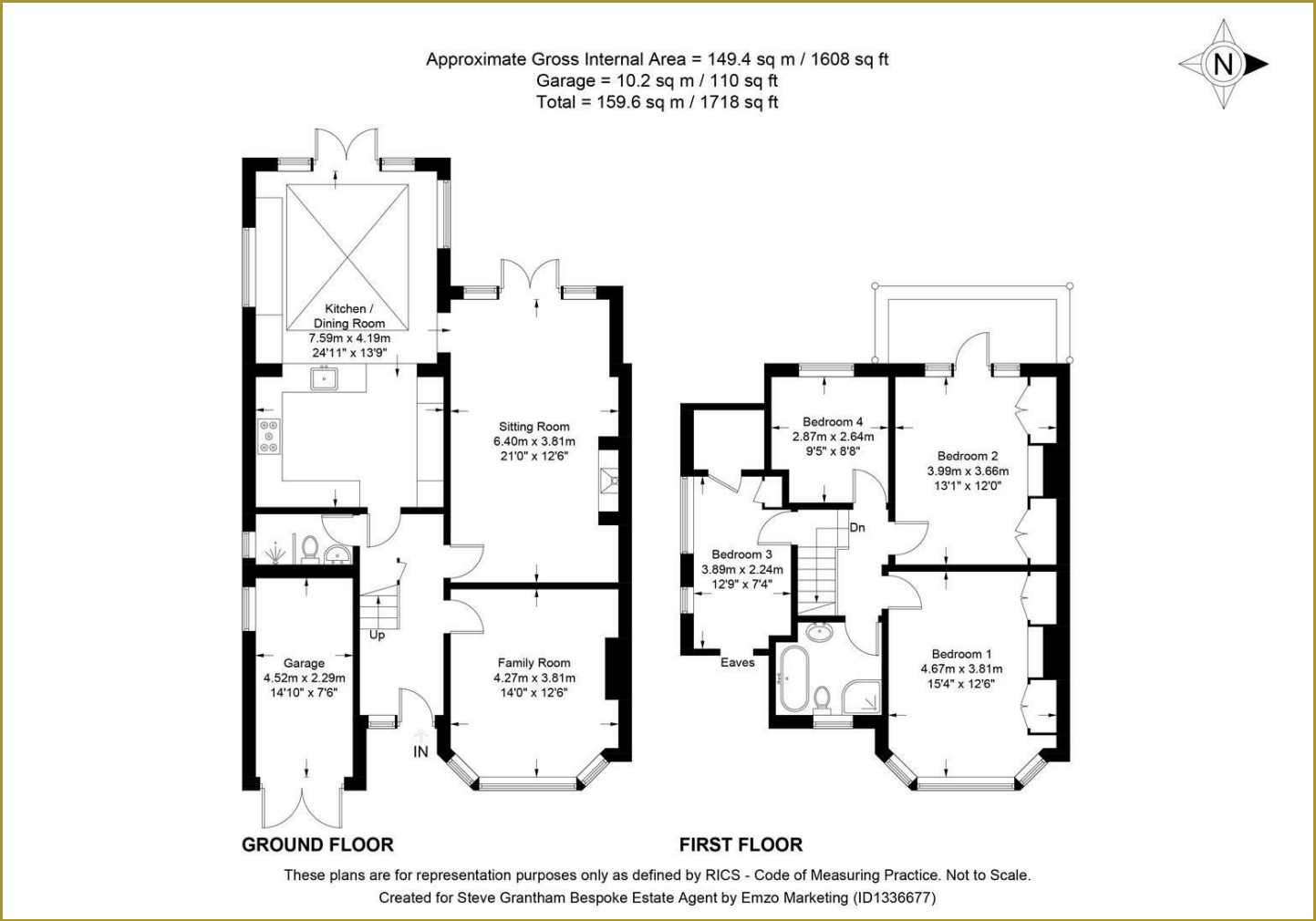
To the front, the property benefits from a driveway providing off-road parking for two vehicles, an established front garden and access to the single garage.

An outstanding example of an extended and comprehensively improved family home in one of Drayton's most desirable residential locations, this impressive property combines generous square footage, character features and beautifully designed living spaces.

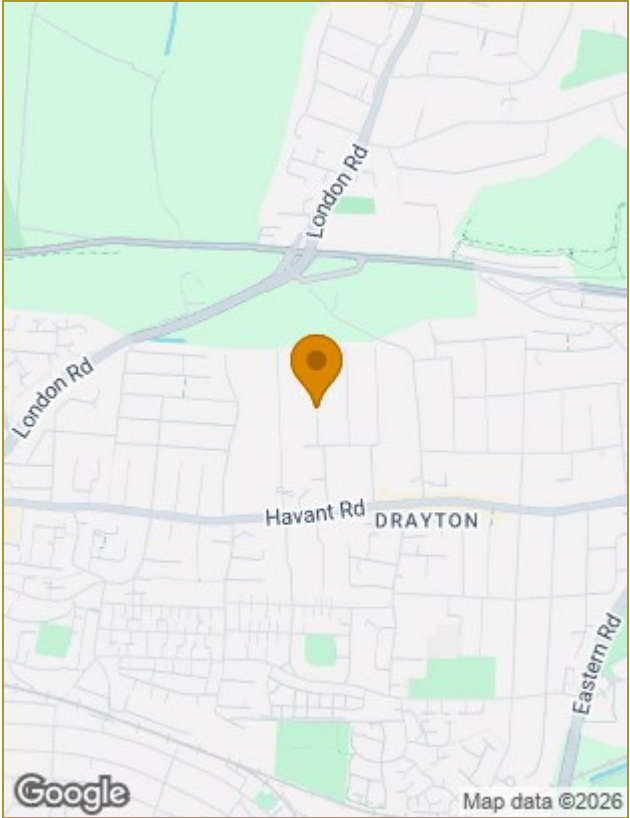




Floor Plans



Location Map



Energy Performance Graph

