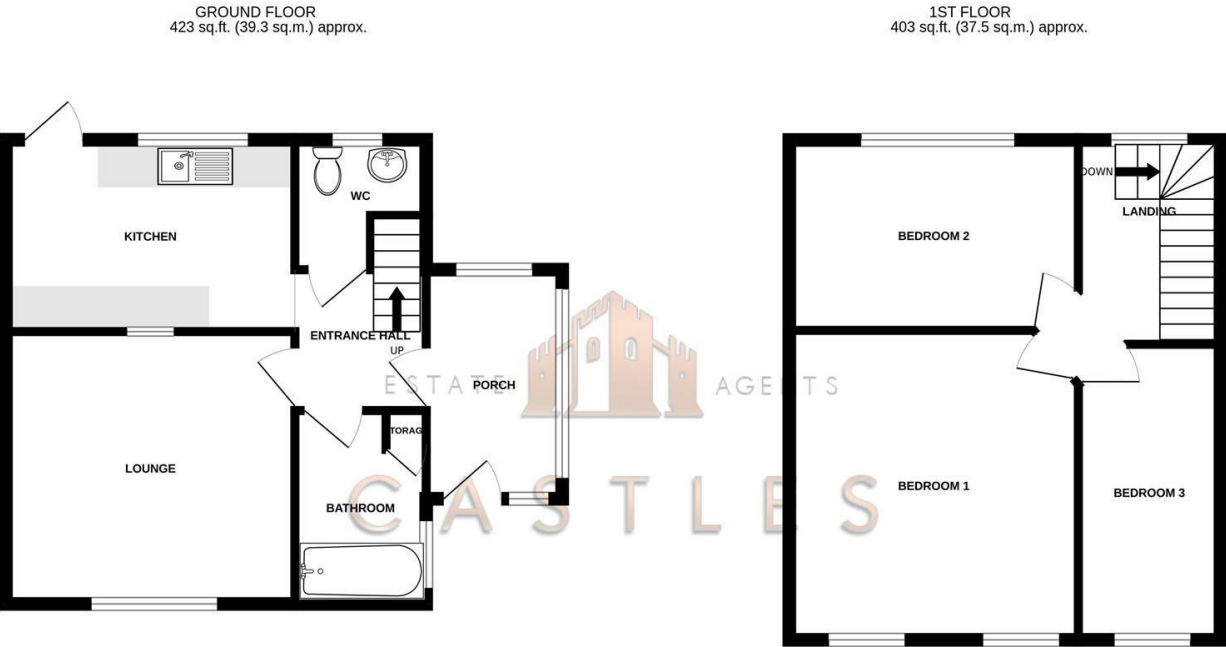




Floor Plan

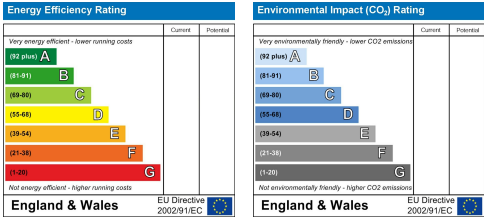


TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

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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## 2 Hilsea Crescent

### Portsmouth, PO2 9SJ

We are pleased to welcome to the market this three bedroom end of terrace property situated on a large corner plot with off road parking in Hilsea Crescent, Portsmouth.

The property does require some refurbishment but is a generous size. The ground floor consists of an entrance porch and hallway, spacious lounge room, kitchen, bathroom and downstairs w/c under the stairwell.

Moving up to the first floor there are three bedrooms, two of which are doubles.

Externally the rear garden is a generous size made up of paving mainly but with some shrubbery and a shed for storage. The front of the property has a large amount of frontage for multiple vehicles parked off road.

The property is being sold with No Forward Chain.

For more information or to arrange a viewing please call Castles today.

Offers over £240,000



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2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459



## 2 Hilsea Crescent

Portsmouth, PO2 9SJ



- THREE BEDROOMS
- OFF ROAD PARKING
- CENTRAL LOCATION
- LARGE CORNER PLOT
- REQUIRES REFURBISHMENT
- NO FORWARD CHAIN

**LOUNGE**  
12'9" x 11'9" (3.9 x 3.6)

**KITCHEN**  
12'5" x 8'2" (3.8 x 2.5)

**W/C**  
5'10" x 5'6" (1.8 x 1.7)

**BATHROOM**  
4'11" x 8'2" (1.5 x 2.5)

**BEDROOM 1**  
12'5" x 12'1" (3.8 x 3.7)

**BEDROOM 2**  
12'5" x 8'2" (3.8 x 2.5)

**BEDROOM 3**  
5'10" x 11'9" (1.8 x 3.6)

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Anti Money Laundering**

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

