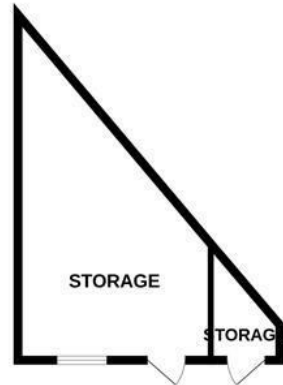
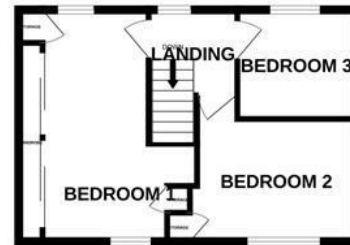


Floor Plan

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

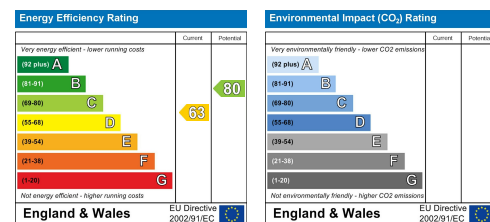


1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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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4 Sandown Road
Portsmouth, PO6 3HL

We are pleased to welcome to the market this well presented three bedroom property in the popular location of Sandown Road, Cosham.

This property would make the perfect purchase for first time buyers looking to acquire their first home.

The ground floor consists of an entrance porch and hall, spacious lounge room with with media wall and feature fire which opens up into the dining room that offers views out over the rear garden. There is a modern fitted kitchen and bathroom completing the ground floor accommodation. Moving upstairs there are three bedrooms, two of which are generous doubles with built in storage. The bedrooms to the rear offer views out over the park behind.

Externally the landscaped rear garden is South facing and features are decked seating area, paved and astro areas with a large brick built outbuilding at the bottom. This is currently being used for storage but could quite easily be converted into a bar/summer house or games room.

Nearby are Cosham shops, trains station and parks.

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

Offers over £290,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PORTCHESTER
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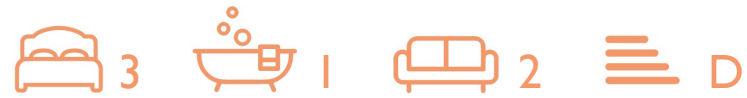
02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
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4 Sandown Road
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- THREE BEDROOMS
- MODERN BATHROOM
- REAR EXTENSION
- BRICK BUILT STORAGE IN GARDEN
- NEW KITCHEN
- MEDIA WALL IN LOUNGE
- SOUTH FACING LANDSCAPED GARDEN
- PERFECT FIRST TIME BUYER HOME

ENTRANCE HALL
 5'10" x 6'2" (1.8 x 1.9)

LOUNGE
 10'5" x 15'5" (3.2 x 4.7)

DINING ROOM
 13'5" x 12'1" (4.1 x 3.7)

KITCHEN
 8'6" x 8'10" x 11'9" (2.6 x 2.7 x 3.6)

BATHROOM
 5'6" x 5'6" (1.7 x 1.7)

BEDROOM ONE
 8'6" x 15'8" (2.6 x 4.8)

BEDROOM TWO
 10'9" x 7'6" (3.3 x 2.3)

BEDROOM THREE
 7'10" x 7'2" (2.4 x 2.2)

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

