

Floor Plan



**TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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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**22 Belgravia Road**  
**Portsmouth, PO2 0DX**

We are pleased to welcome to the market this three bedroom mid terrace character property in the popular location of Belgravia Road, Portsmouth.

This home is well presented throughout and has plenty of period features by way of ceiling roses, coving and fireplaces.

The ground floor consists of a porch, entrance hallway and generous lounge room to the front of the home. There is a modern fitted kitchen with access out into the garden, downstairs w/c and a large dining room/sitting room to the rear with French doors opening onto the garden.

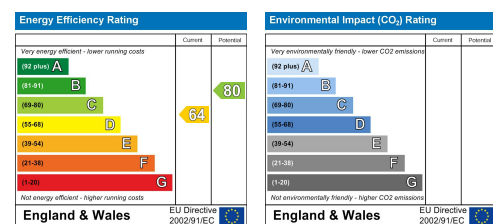
Moving upstairs there are three double bedrooms and a family bathroom. The primary bedroom to the front benefits from built in storage.

Externally the rear garden is well presented and consists of lawned areas, paved areas and flower beds. There is the bonus of a home office at the bottom.

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

**Offers over £265,000**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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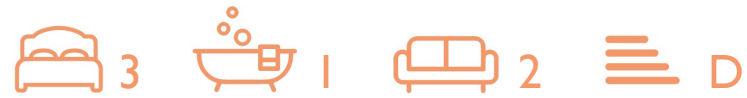
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22 Belgravia Road  
Portsmouth, PO2 0DX



- THREE DOUBLE BEDROOMS
- HIGH CEILINGS
- MODERN KITCHEN
- CLOSE TO LOCAL SHOPS
- CHARACTER FEATURES
- TWO LARGE RECEPTION ROOMS
- MODERN BATHROOM
- GOOD TRANSPORT LINKS

**LOUNGE**  
10'2" x 15'8" (3.1 x 4.8)

**KITCHEN**  
7'10" x 11'9" (2.4 x 3.6)

**W/C**  
5'6" x 3'11" (1.7 x 1.2)

**RECEPTION ROOM**  
9'2" x 23'7" (2.8 x 7.2)

**BATHROOM**  
6'2" x 7'6" (1.9 x 2.3)

**BEDROOM 1**  
13'1" x 13'1" (4.0 x 4.0)

**BEDROOM 2**  
9'2" x 13'5" (2.8 x 4.1)

**BEDROOM 3**  
7'10" x 11'9" (2.4 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. 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.

