

Floor Plan

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.0 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.  
Made with Metropix ©2023



382 Havant Road  
Portsmouth, PO6 1NF

We are pleased to welcome to the market this two bedroom ground floor flat with off road parking located in the popular location of Havant Road, Drayton.

This property is well presented throughout and consists of a large lounge room, modern fitted kitchen, bathroom and two double bedrooms. There is a south facing courtyard garden and parking via the service road behind.

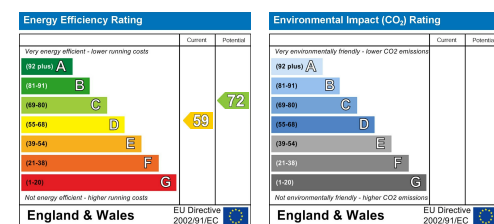
This home would make a great first time purchase for anyone looking to get their foot on the ladder in a very sought after location.

There are 96 years remaining on the lease and the yearly service and ground rent charges combined are £869.76.

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

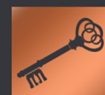
Offers over £200,000

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.



DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



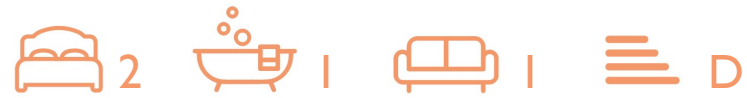
02394318899



CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

# 382 Havant Road

Portsmouth, PO6 1NF



- GROUND FLOOR
- OFF ROAD PARKING
- DRAYTON LOCATION
- CLOSE TO LOCAL SHOPS
- TWO BEDROOMS
- COURTYARD GARDEN
- WELL PRESENTED THROUGHOUT
- GOOD ACCESS ROUTES

### LOUNGE

14'5" x 14'1" (4.4 x 4.3)

### KITCHEN

6'2" x 7'10" (1.9 x 2.4)

### BATHROOM

4'7" x 7'2" (1.4 x 2.2)

### BEDROOM ONE

7'6" x 8'10" (2.3 x 2.7)

### BEDROOM TWO

7'6" x 8'10" (2.3 x 2.7)

### 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.

### Lease Information

Lease Length: 96 Years Remaining

Ground Rent & Service Charge: £869.76 Per Annum

\*Please be aware these have been provided to us by the seller and will be clarified by the solicitors during the conveyancing process\*

