

Floor Plan



TOTAL FLOOR AREA : 2360 sq.ft. (219.2 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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**3 Lealand Road
Portsmouth, PO6 1LY**

Castles are pleased to welcome to the market this substantial three bedroom chalet bungalow with garage and parking in the highly sought after location of Lealand Road, Drayton.

This property has an abundance of space to take advantage of and the ground floor consists of a large entrance hallway, spacious kitchen with access to the garage, 25FT reception room to the rear, 22FT reception room to the front, study and downstairs bathroom.

Moving upstairs there are three bedrooms in total consisting of a large main bedroom and two further bedrooms along with a family bathroom.

Externally there is plenty of off road parking to the front and the side along with a garage which is accessible via the front and the rear. The rear garden is a fair size and is south east facing.

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

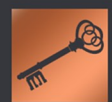
Asking price £600,000

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.

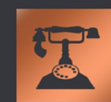
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(20 plus) A
(81-91) B			(15-20) B
(69-80) C			(10-15) C
(55-68) D			(7-10) D
(39-54) E			(4-7) E
(21-38) F			(1-4) F
(1-20) G			(0-1) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

DIRECTORS

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3 Lealand Road

Portsmouth, PO6 1LY



- LARGE CHALET BUNGALOW
- OFF ROAD PARKING
- 25FT LOUNGE ROOM
- THREE RECEPTION ROOMS
- 3/4 BEDROOMS
- 26FT GARAGE
- SOUTH EAST FACING GARDEN
- POPULAR DRAYTON LOCATION

ENTRANCE HALLWAY
12'5" x 10'9" (3.8 x 3.3)

FRONT RECEPTION ROOM
22'3" x 12'1" (6.8 x 3.7)

REAR RECEPTION ROOM
24'11" x 13'9" (7.6 x 4.2)

KITCHEN
13'9" x 12'5" (4.2 x 3.8)

STUDY
14'1" x 10'9" (4.3 x 3.3)

DOWNSTAIRS BATHROOM
14'1" x 12'9" (4.3 x 3.9)

BEDROOM ONE
17'0" x 15'5" (5.2 x 4.7)

BEDROOM TWO
8'6" x 10'9" (2.6 x 3.3)

BEDROOM THREE
8'6" x 10'9" (2.6 x 3.3)

BATHROOM
8'2" x 8'2" (2.5 x 2.5)

GARAGE
26'10" x 11'5" (8.2 x 3.5)

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.

