

Floor Plan

**Sullivan Close, Portsmouth, PO6**

Approximate Area = 1237 sq ft / 114.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1422219



**29 Sullivan Close**  
**Portsmouth, PO6 4SN**

We are pleased to welcome to the market this immaculate four bedroom detached family home with off road parking on the edge of Portchester in Sullivan Close.

This home benefits from a modern fitted kitchen breakfast room, large lounge with access into the conservatory and a utility room, study and downstairs w/c.

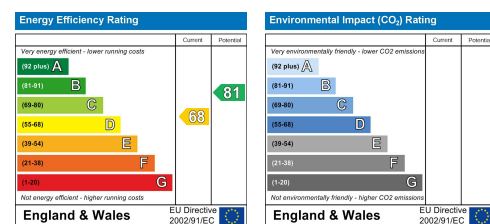
Moving upstairs there are four bedrooms and a modern family bathroom, the primary bedroom benefits from en-suite shower room.

Externally there is a generous rear garden with a sheltered paved seating area featuring BBQ. To the front there is a driveway for off road parking.

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

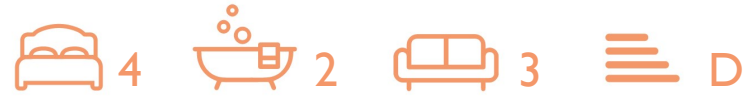
**Asking price £450,000**

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.



# 29 Sullivan Close

Portsmouth, PO6 4SN



- FOUR BEDROOMS
- OFF ROAD PARKING
- QUIET CUL-DE-SAC LOCATION
- WELL PRESENTED THROUGHOUT
- TWO BATHROOMS
- DETACHED
- CLOSE TO PORTCHESTER SHOPS
- LARGE FAMILY HOME

### LIVING ROOM

16'0" x 12'9" (4.9 x 3.9)

### KITCHEN BREAKFAST ROOM

17'0" x 8'6" (5.2 x 2.6)

### CONSERVATORY

10'9" x 10'5" (3.3 x 3.2)

### UTILITY ROOM

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

### STUDY

8'6" x 6'10" (2.6 x 2.1)

### BEDROOM ONE + EN-SUITE

12'9" x 9'10" (3.9 x 3.0)

### BEDROOM TWO

12'9" x 8'6" (3.9 x 2.6)

### BEDROOM THREE

9'6" x 9'6" (2.9 x 2.9)

### BEDROOM FOUR

5'10" x 5'10" (1.8 x 1.8)

### BATHROOM

#### 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.

### 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.

