



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£248,000**

**Freehold**

2x  1x  1x 

**Frogmore Road,  
Southsea, Hants, PO4**

**cubitt & west**  
Helping you move forwards





## Main features

- Bay and forecourt property with lovely sun room
- Light and airy throughout
- Enclosed westerly facing rear garden, including a garden store
- Close proximity to local daily amenities.
- Short distance from Transport links and Fratton train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 22'6 x 13'3 (6.86m x 4.04m)

Kitchen: 16'2 x 8'9 (4.93m x 2.67m)

Sun Room: 11'3 x 9'6 (3.43m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 11'10 (4.14m x 3.61m)

Bedroom 2: 15'7 x 9'10 (4.75m x 3.00m)

Bathroom: 10'2 x 6'8 (3.10m x 2.03m)

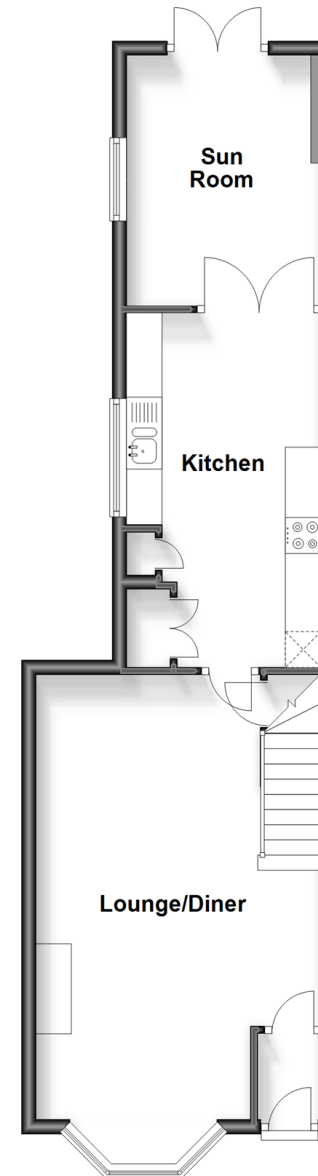
### OUTSIDE

Front Forecourt

Rear Garden

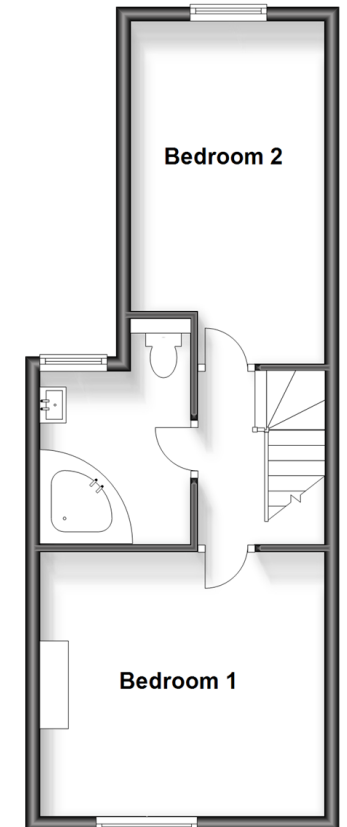
### Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



**Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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