



OVER 60?

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

Price

£440,000

Freehold

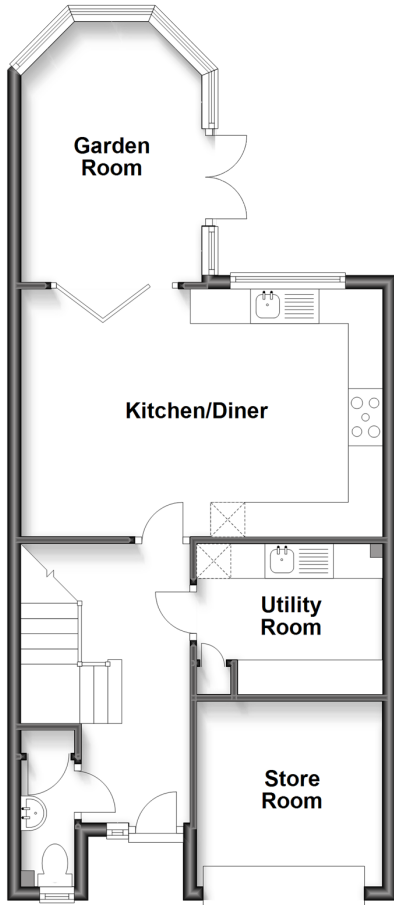
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**Boughton Court,
Anchorage Park,
Portsmouth, Hampshire,
PO3**

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Helping you move forwards

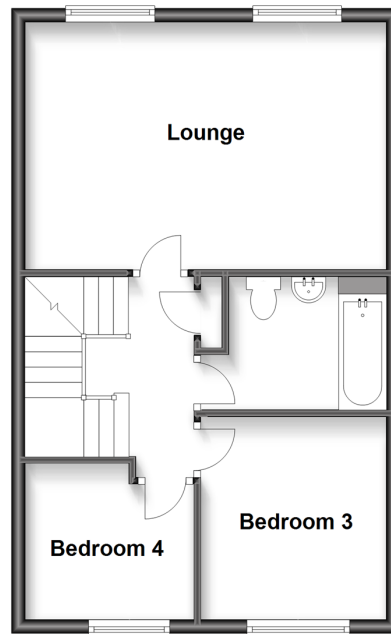
Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



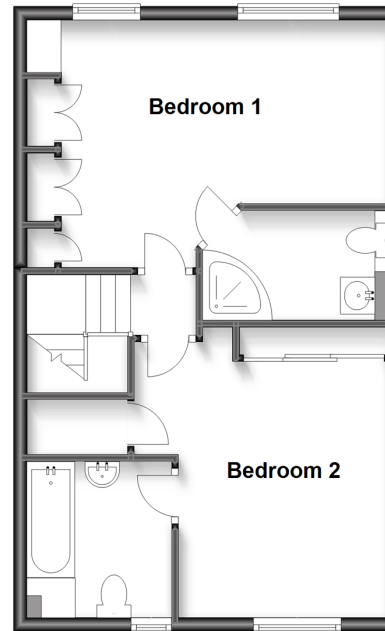
First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Second Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen/Diner: 16'11 x 11'8 (5.16m x 3.56m)

Garden Room: 12'11 x 9'1 (3.94m x 2.77m)

Utility Room: 16'11 x 11'8 (5.16m x 3.56m)

Store Room

FIRST FLOOR

Landing

Lounge : 17'0 x 11'9 (5.19m x 3.58m)

Bathroom

Bedroom 3: 9'8 x 8'4 (2.95m x 2.54m)

Bedroom 4: 8'1 x 7'5 (2.47m x 2.26m)

SECOND FLOOR

Landing

Bedroom 1: 16'11 x 11'11 (5.16m x 3.63m)

En-Suite Shower Room

Bedroom 2: 13'7 x 11'11 (4.14m x 3.63m)

En-Suite Bathroom

OUTSIDE

Driveway & Integral Garage

Rear Garden



Main features

- A beautifully presented family home split over three floors
- Spacious ground floor kitchen, bespoke with modern fixtures and fittings
- En-Suite to Bedroom 1 and Bedroom 2
- Sought after location, close to shops, schools and provides easy access to motorway
- Offered with no forward chain



Nearest Schools

Primary Schools: Highbury Primary 0.7 miles, Gatcombe Park Primary 0.9 miles, Court Lane Junior School 1.0 miles

Secondary Schools: Redwood Park School 0.6 miles, Springfield School 0.8 miles, Admiral Lord Nelson School



Transport Information

Train Stations: Hilsea 0.7 miles, Cosham 1.1 miles, Fratton 2.6 miles



Address

Boughton Court, Anchorage Park, Portsmouth, Hampshire, PO3



Directions

For directions to this property please contact us.



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Call Portsmouth Branch 023 9266 1213 ■ [cubittandwest.co.uk](https://www.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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