



**OVER 60?**

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

**Price**

**£260,000**

**Freehold**

3x  1x  2x 

**Belgravia Road,  
Portsmouth, Hampshire,  
PO2**

**cubitt&west**  
Helping you move forwards





## Main features

- Pleasant family home, perfect for first time buyers and upsizers
- Additional loft space, partially converted
- Two separate living spaces with bright rear extension.
- Westerly facing garden
- Close to good schools, shops and travel links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room: 15'2 x 10'0 (4.63m x 3.05m)

Lounge: 14'7 x 9'2 (4.45m x 2.80m)

Kitchen: 11'10 x 7'7 (3.61m x 2.31m)

Sitting Area: 9'10 x 7'5 (3.00m x 2.26m)

### FIRST FLOOR

Landing

Bedroom 1: 13'3 x 12'4 (4.04m x 3.76m)

Bedroom 2: 11'11 x 7'5 (3.63m x 2.26m)

Bedroom 3: 9'2 x 8'1 (2.80m x 2.47m)

Bathroom: 5'11 x 5'9 (1.80m x 1.75m)

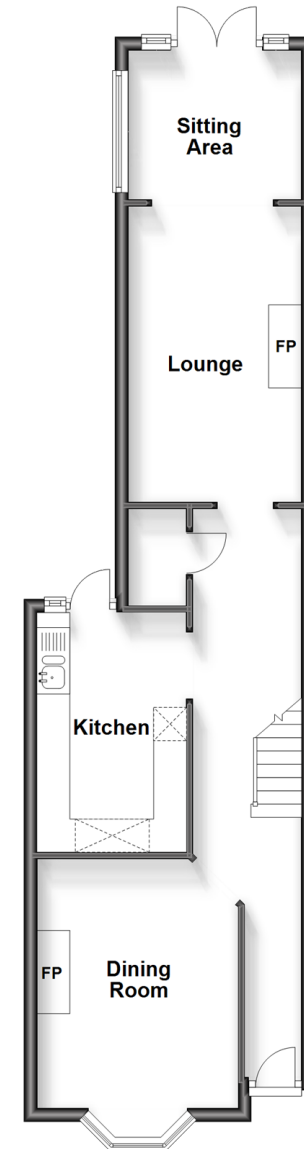
### OUTSIDE

Front Forecourt

Rear Garden

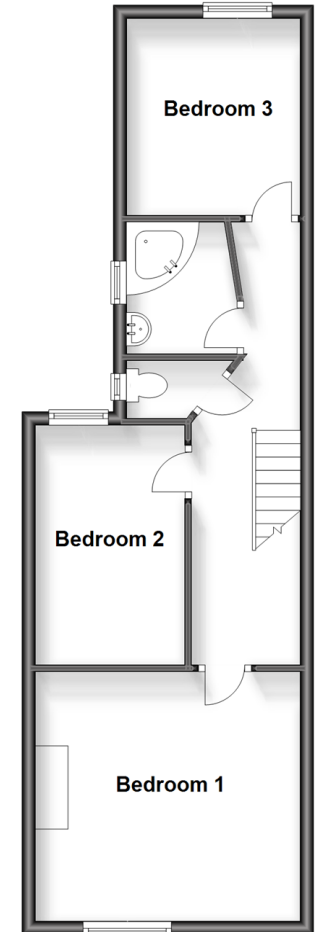
### Ground Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



**Call Portsmouth - 023 9266 1213 ■ [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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