



**Price**  
**£323,000**

**Freehold**

3x  1x  3x 

**Battenburg Avenue,  
Portsmouth, Hampshire,  
PO2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Stunning sunny aspect private garden with pedestrian rear access
- Generous living space throughout
- Beautiful kitchen/dining area with bi-folding doors
- Mayfield school catchment area
- Great transport links in and out of the city

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'4 x 10'7 (4.37m x 3.23m)

Kitchen/Dining Area: 17'3 x 11'3 (5.26m x 3.43m)

Family Area: 14'3 x 9'4 (4.35m x 2.85m)

### FIRST FLOOR

Landing

Bedroom 3: 8'0 x 6'5 (2.44m x 1.96m)

Bedroom 1: 14'1 x 10'7 (4.30m x 3.23m)

Bedroom 2: 11'9 x 11'0 (3.58m x 3.36m)

Bathroom: 8'3 x 6'1 (2.52m x 1.86m)

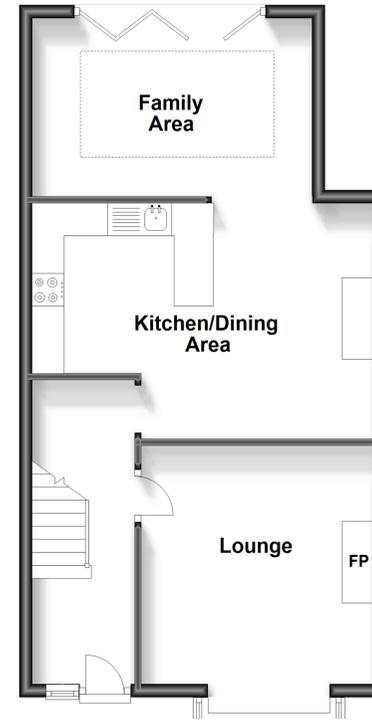
### OUTSIDE

Front Forecourt

Rear Garden

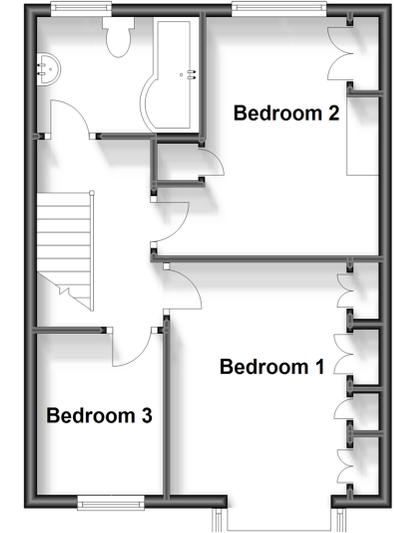
### Ground Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.2 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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