



Price
£160,000

Leasehold

2x  1x  1x 

**Kingston Road,
Portsmouth, Hampshire,
PO2**

cubitt&west
Helping you move forwards



Main features

- **Spacious basement room, suitable for many different uses**
- **Brand new ultra long lease**
- **Suitable as private residence or alternatively with current tenants in situ**
- **Central location, close to shops and travel links**
- **All appliances fitted, carpets and blinds throughout**



Nearest Schools

Primary Schools: Flying Bull Primary 0.2 miles, Isambard Brunel Junior School 0.2 miles, Corpus Christi Catholic Primary 0.3 miles

Secondary Schools: City of Portsmouth Girls' School 0.6 miles, Mayfield School 0.6 miles, St Edmund's Catholic School 0.9 miles



Transport Information

Train Stations: Portsmouth & Southsea 1.0 miles, Fratton 1.1 miles, Hilsea 1.4 miles

Accommodation

GROUND FLOOR

Entrance Hallway

Galley Kitchen: 28'2 x 5'4 (8.59m x 1.63m)

Living Room: 12'4 x 8'3 (3.76m x 2.52m)

Bedroom 2: 12'4 x 7'8 (3.76m x 2.34m)

Cloakroom

Bedroom 1: 12'6 x 9'3 (3.81m x 2.82m)

Bathroom

BASEMENT

Basement Room: 21'1 x 10'8 (6.43m x 3.25m)

OUTSIDE

Bin Store

Call Portsmouth - 023 9266 1213 ■ 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



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