



**Price**  
**£285,000**

**Freehold**

3x  1x  2x 

**Carisbrooke Road,  
Southsea, Hampshire,  
PO4**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Family home situated in a popular location close to local amenities
- Recently decorated throughout to a high standard
- Very close to the main line train station
- Excellent school and college catchment area
- Minutes from Milton Park

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'2 x 11'10 (4.02m x 3.61m)

Dining Area: 15'1 x 11'8 (4.60m x 3.56m)

Kitchen: 10'7 x 10'5 (3.23m x 3.18m)

Shower Room: 10'0 x 6'2 (3.05m x 1.88m)

### FIRST FLOOR

Landing

Bedroom 1: 15'5 x 11'6 (4.70m x 3.51m)

Bedroom 2: 12'3 x 10'5 (3.74m x 3.18m)

Bedroom 3: 9'11 x 9'11 (3.02m x 3.02m)

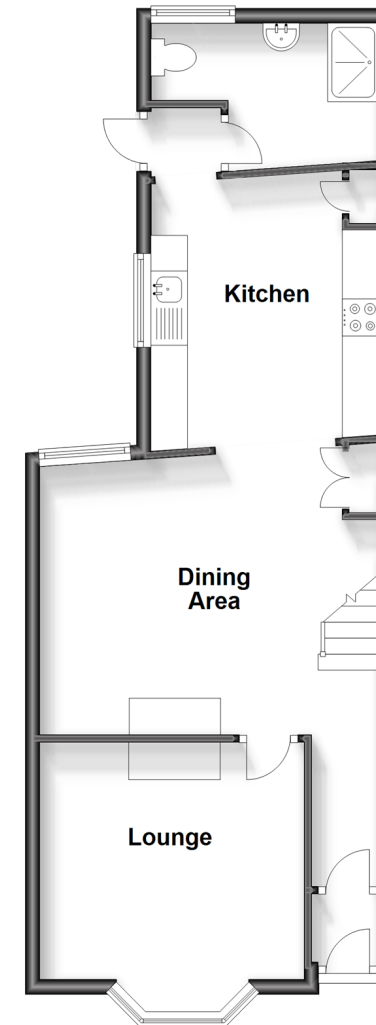
### OUTSIDE

Front Forecourt

Rear Garden

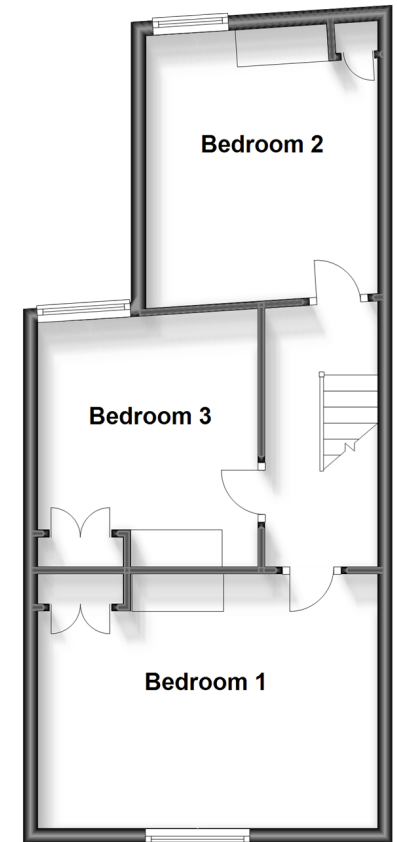
### Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



### First Floor

Approx. 44.3 sq. metres (477.0 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.



42221598/20231103/MO1/AML