



**Guide Price**  
**£240,000**

**Freehold**

2x  1x  2x 

**Fordingbridge Road,  
Southsea, Hampshire,  
PO4**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Excellent opportunity for first time buyers or investors
- In need of some updating
- Sunny aspect rear garden
- Close to all local daily amenities and Bransbury park
- Being sold with no forward chain

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge: 14'0 x 10'6 (4.27m x 3.20m)

Dining Room: 13'5 x 9'1 (4.09m x 2.77m)

Kitchen: 11'2 x 6'8 (3.41m x 2.03m)

Cloakroom/Utility : 8'0 x 5'0 (2.44m x 1.53m)

Conservatory: 12'0 x 10'2 (3.66m x 3.10m)

### FIRST FLOOR

#### Landing

Bedroom 1: 13'7 x 12'2 (4.14m x 3.71m)

Bedroom 2: 13'0 x 8'9 (3.97m x 2.67m)

#### Shower Room

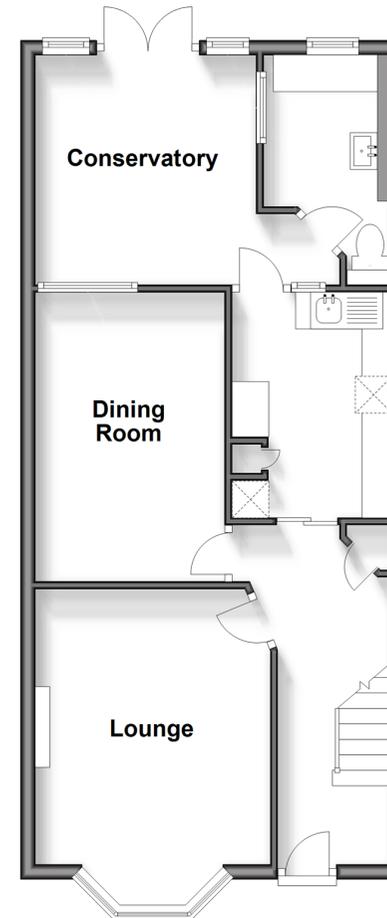
### OUTSIDE

#### Front Forecourt

#### Rear Garden

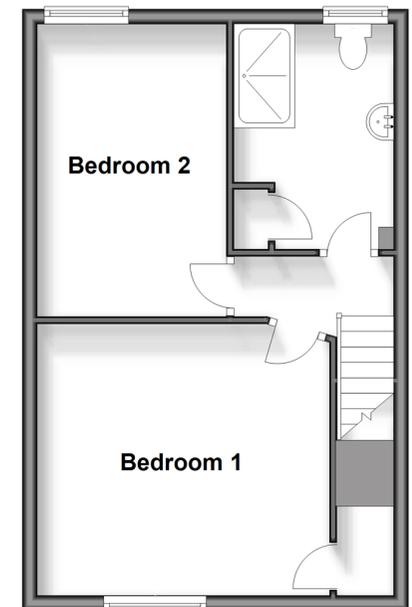
### Ground Floor

Approx. 53.9 sq. metres (579.6 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



**Call Southsea - 023 9229 6396 ■ 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.



42226967/20231205/MO1/AML