



**Price**  
**£485,000**

**Freehold**

4x  2x  2x 

**Sydney Way,  
Waterlooville,  
Hampshire, PO7**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented throughout
- No forward chain and ready to move straight into
- Downstairs cloakroom and upstairs modern bathroom
- Popular Crookhorn location
- Stunning open plan kitchen diner with doors leading out to the garden

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lounge: 19'0 x 12'0 (5.80m x 3.66m)
- Study: 9'0 x 7'0 (2.75m x 2.14m)
- Kitchen/Dining Room: 20'0 x 14'0 (6.10m x 4.27m)
- Utility Room: 8'1 x 5'0 (2.47m x 1.53m)
- W.C.

### FIRST FLOOR

- Landing
- Bedroom 1: 13'0 x 12'0 (3.97m x 3.66m)
- En suite
- Bedroom 2: 12'0 x 12'0 (3.66m x 3.66m)
- Bedroom 3: 13'0 x 9'0 (3.97m x 2.75m)
- Bedroom 4: 9'0 x 9'0 (2.75m x 2.75m)
- Bathroom

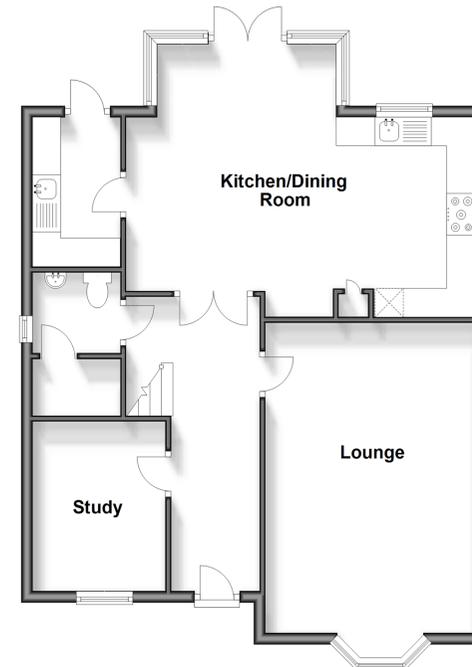
### OUTBUILDING

- Garage

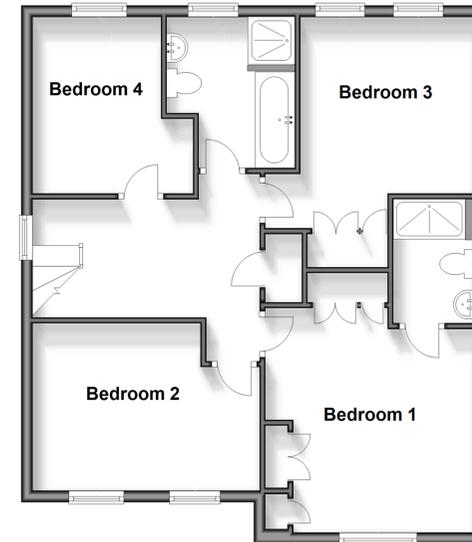
### OUTSIDE

- Front Garden
- Off Road Parking
- Rear Garden

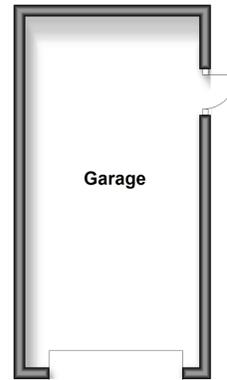
**Ground Floor**  
Approx. 72.0 sq. metres (775.3 sq. feet)



**First Floor**  
Approx. 67.8 sq. metres (729.8 sq. feet)



**Outbuilding**  
Approx. 19.0 sq. metres (204.7 sq. feet)



**Call Waterlooville - 02392 267244 ■ 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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