GD3 PROPERTY









# 161 Henderson Road, Portsmouth, PO4 9FZ

## Best Offers Around £207,500

This beautifully positioned, top floor, two bedroom property has views across Bransbury Park and is a short walk to the seafront. With it's own allocated parking space, balcony and chain free position, this property has it all!

The property has two double bedrooms, a family bathroom and an en-suite in the master bedroom. The lounge is light and spacious, leading out onto the balcony, overlooking the park. With ample space in the kitchen too, this property has plenty of room for couples or a small family.

The property also has a brand new boiler (installed in July 2026) and a perfect EPC rating for added peace of mind for any buyer!

Disclaimer
All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 16'6" x 11'6" (5.05 x 3.52)

Kitchen 11'5" x 6'7" (3.50 x 2.02)

Bedroom 7'10" x 8'11" (2.40 x 2.72)

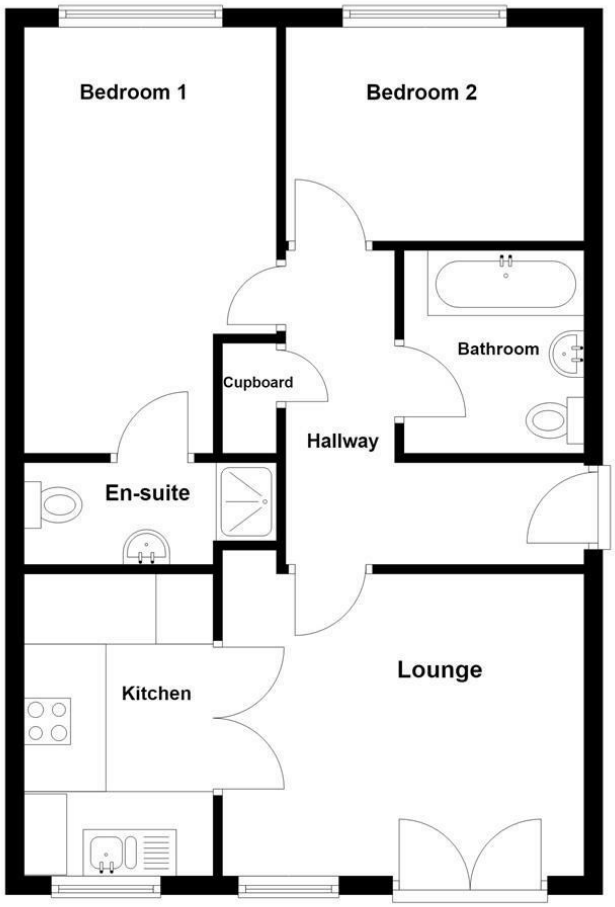
En-suite 8'10" x 3'3" (2.70 x 1.00)

Bedroom 7'6" x 10'5" (2.30 x 3.19)

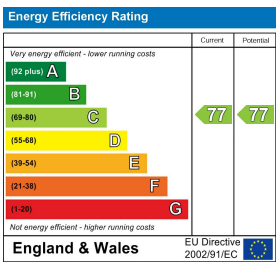
Bathroom 6'3" x 6'4" (1.92 x 1.94)

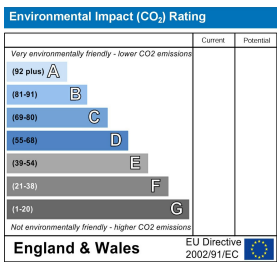
# Floor Plan

Approx. 54.1 sq. metres (582.2 sq. feet)




Total area: approx. 54.1 sq. metres (582.2 sq. feet)




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