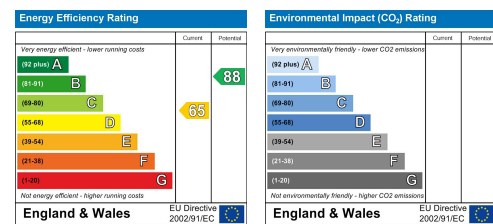


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**54 Seagrove Road**  
**Portsmouth, PO2 8AZ**

Castles are pleased to welcome to the market this well presented three bedroom mid terrace house located in Seagrove Road, North End.

The property has undergone a fair bit of refurbishment and now features a large lounge diner throughout the ground floor after the removal of a few walls. There is also a modern fitted kitchen to the rear.

Moving upstairs there are three double bedrooms and a modern family bathroom.

Externally the front of the property features a forecourt and the rear garden is decked and easy to maintain.

This property would make a great first time purchase for anyone looking to get their foot onto the ladder.

For any investors looking to add a rental property to their portfolio can expect a monthly rental return of approximately £900PCM.

For more information or to arrange a viewing on this property please call Castles today.

**Asking price £225,000**

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



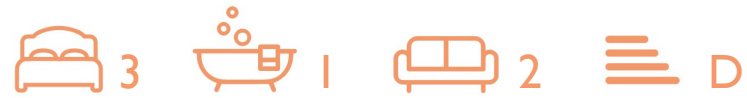
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SEAN@CASTLESTATES.CO.UK



54 Seagrove Road  
Portsmouth, PO2 8AZ



- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- UPSTAIRS BATHROOM
- IDEAL BUY-TO-LET
- OPEN PLAN LOUNGE DINER
- DECKED GARDEN
- PERFECT FOR FIRST TIME BUYERS
- INVESTORS CAN EXPECT £900PCM

**LOUNGE DINER**

12'5" x 36'1" (3.8 x 11)

**KITCHEN**

12'1" x 8'2" (3.7 x 2.5)

**BEDROOM ONE**

11'9" x 13'1" (3.6 x 4)

**BEDROOM TWO**

11'5" x 7'6" (3.5 x 2.3)

**BEDROOM THREE**

8'6" x 10'5" (2.6 x 3.2)

**BATHROOM**

5'2" x 6'2" (1.6 x 1.9)

**Solicitors**

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Financial Services**

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a

last minute comparison before you purchase a property as the current deals can change weekly.

