

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 31 Cockleshell Gardens

, Southsea, PO4 9SA

**Offers over £280,000**

Arden & Way are pleased to bring to the market this well-maintained two-bedroom semi-detached home, located in the popular Cockleshell Gardens, Southsea (PO4).

Situated in a quiet and private estate, this property offers comfortable living in a convenient location, ideal for a range of buyers including first-time purchasers, small families or those looking to downsize.

On the ground floor, the entrance leads into a bright lounge featuring a large window that allows plenty of natural light. The hard flooring throughout gives a clean and practical finish. At the rear of the property, the kitchen/diner is fitted with glass units, offering good storage and worktop space. From here, a conservatory provides access to the rear garden.

The garden is low-maintenance, laid with artificial grass and includes a wooden shed for storage.

Upstairs, there are two double bedrooms and a modern bathroom fitted with a three-piece suite.

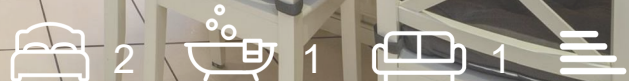
The property benefits from gas central heating, double glazing, and off-road parking within the estate. The location is quiet, with no through traffic, adding a sense of privacy and security.

This property is a straightforward, well-kept home in a sought-after part of Southsea. We recommend booking a viewing early to avoid missing out.

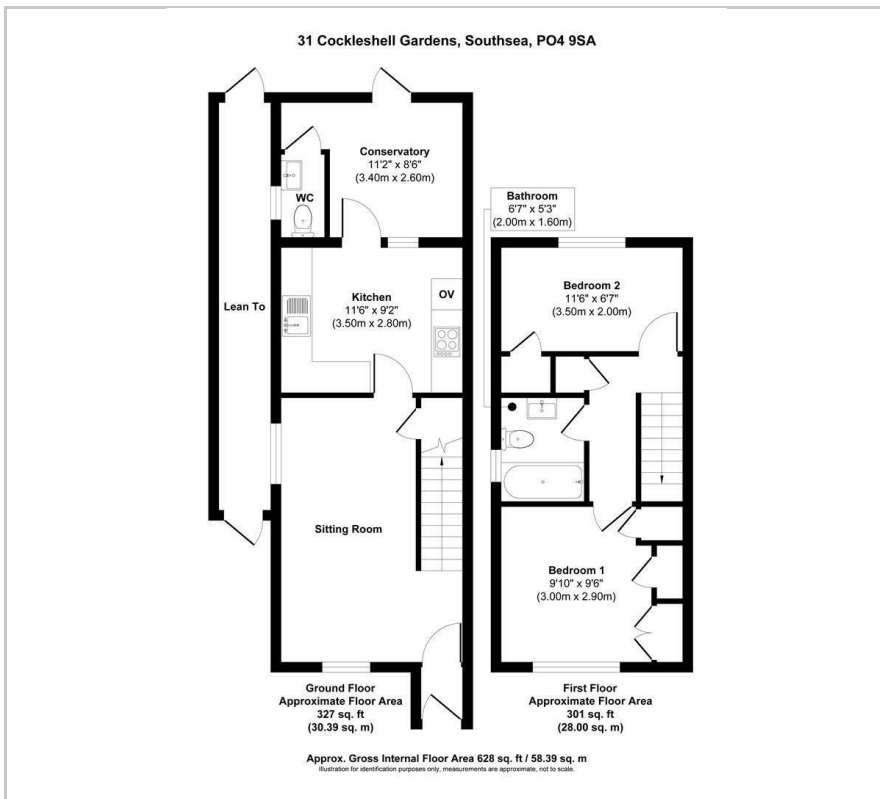
For more information or to arrange a viewing, please contact Arden & Way!

### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



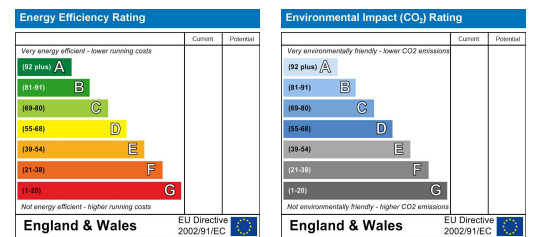
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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