

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



31 Cockleshell Gardens

, Southsea, PO4 9SA

£315,000

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 bay 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 gloss 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.



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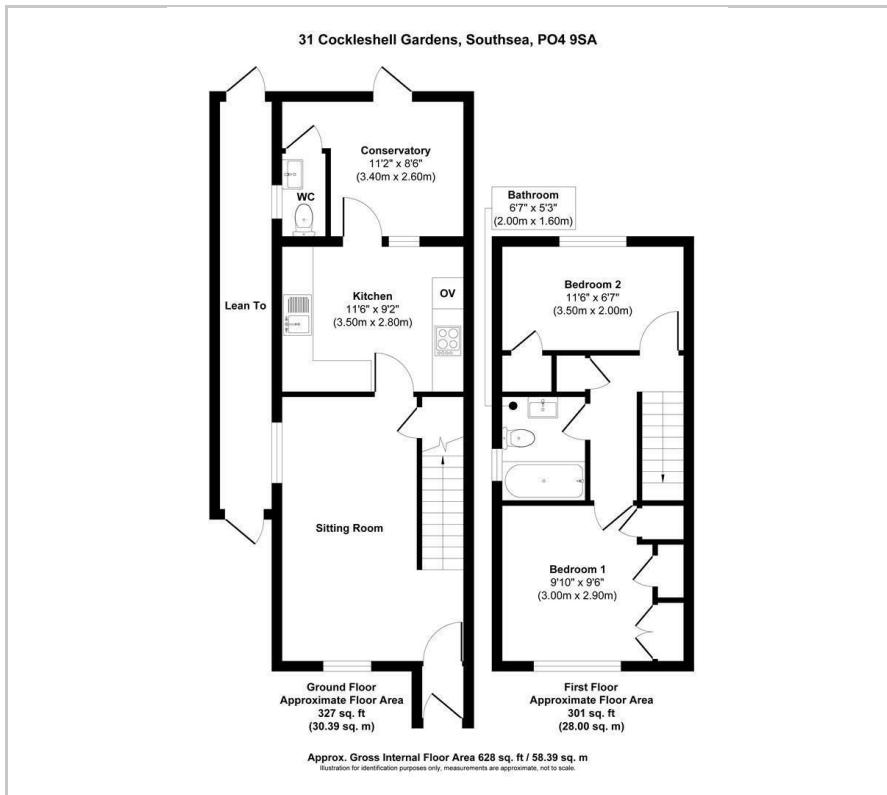
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
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