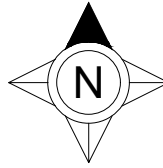


# Claydon Avenue, Southsea

Approximate Gross Internal Area = 121.9 sq m / 1312 sq ft

Outbuilding = 6.1 sq m / 66 sq ft

Total = 128 sq m / 1378 sq ft



WC  
2.11 x 0.86  
6'11 x 2'10

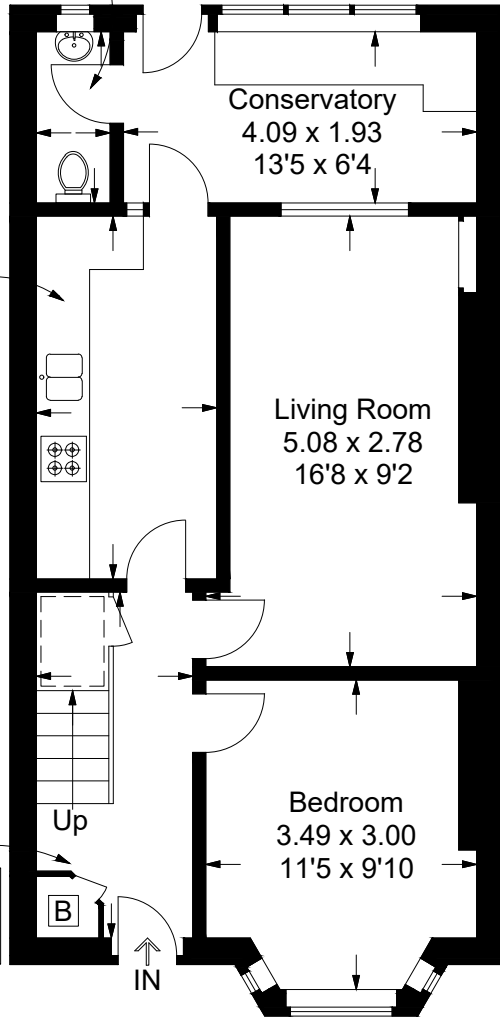
Conservatory  
4.09 x 1.93  
13'5 x 6'4

Kitchen  
4.09 x 1.99  
13'5 x 6'7

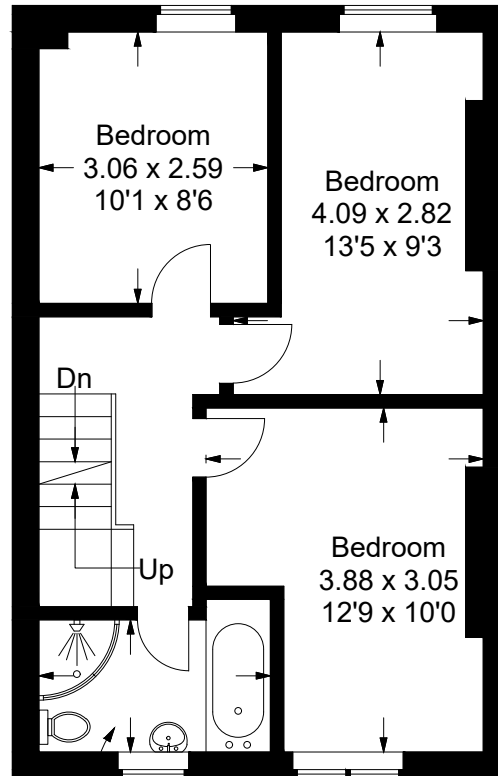
Living Room  
5.08 x 2.78  
16'8 x 9'2

Bedroom  
3.49 x 3.00  
11'5 x 9'10

Reception Hall  
3.90 x 1.76  
12'10 x 5'9

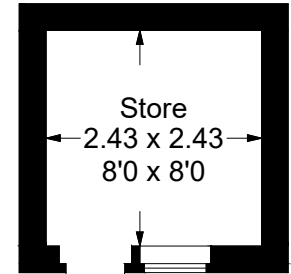


Ground Floor

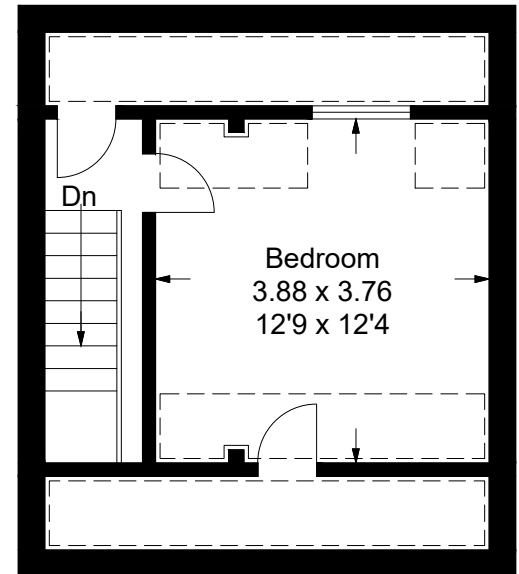


Bathroom  
2.61 x 1.49  
8'7 x 4'11

First Floor



Outbuilding



Bedroom  
3.88 x 3.76  
12'9 x 12'4

Second Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.