















AT A GLANCE

-  Four Generous Bedrooms
-  South Facing Garden & Sun Terrace
-  1469 sq ft - No Forward Chain!
-  Extended Living Room Overlooking Garden
-  Separate Dining Room
-  Modern Kitchen & Downstairs W.C
-  Modern Bathroom
-  Spacious Loft Room For Converting
-  Garage / Storage
-  Resin Driveway Providing Parking





ABOUT THE PROPERTY

This impressive four-bedroom family home is perfectly positioned on the sought-after hill slopes of Portsdown Hill, offering stunning views over the neighbouring houses and out towards Portsmouth. Spanning 1,468 square feet, this spacious property is ideal for families seeking a blend of comfort, style, and outdoor living.

The home boasts a beautifully landscaped south-facing garden, featuring a raised sun terrace that's perfect for al fresco dining, as well as a lush green lawn that's been carefully manicured. It's an idyllic space for outdoor relaxation or entertaining guests while soaking up the sunshine.

All four generously sized bedrooms are located on the first floor, offering ample space for family living. The modern family bathroom is fitted with a sleek chrome radiator and towel rail, adding a touch of luxury to the home. For those looking to further expand, the huge loft presents an excellent opportunity for conversion (subject to the relevant permissions), potentially adding even more living space to the property.

The ground floor offers a seamless flow of living areas, including a separate dining room for formal meals and a bright living room with sliding double-glazed doors that open directly onto the sun terrace, extending the living space into the outdoors. The modern kitchen is a standout feature, with integrated appliances, under-cabinet floor lighting, and a stylish breakfast bar that's perfect for enjoying a morning coffee or casual meals.





ABOUT THE PROPERTY

A convenient downstairs W.C. adds to the functionality of the home, making it perfect for both day-to-day family life and when entertaining guests.

Parking is hassle-free, with a spacious modern resin driveway that accommodates two cars comfortably, with space for a third vehicle if needed.

This family home combines a prime location with spacious living, modern amenities, and potential for future expansion, making it an exceptional opportunity for anyone seeking a forever home on the hill slopes of Portsdown Hill. Furthermore this home is offered with No Forward Chain!



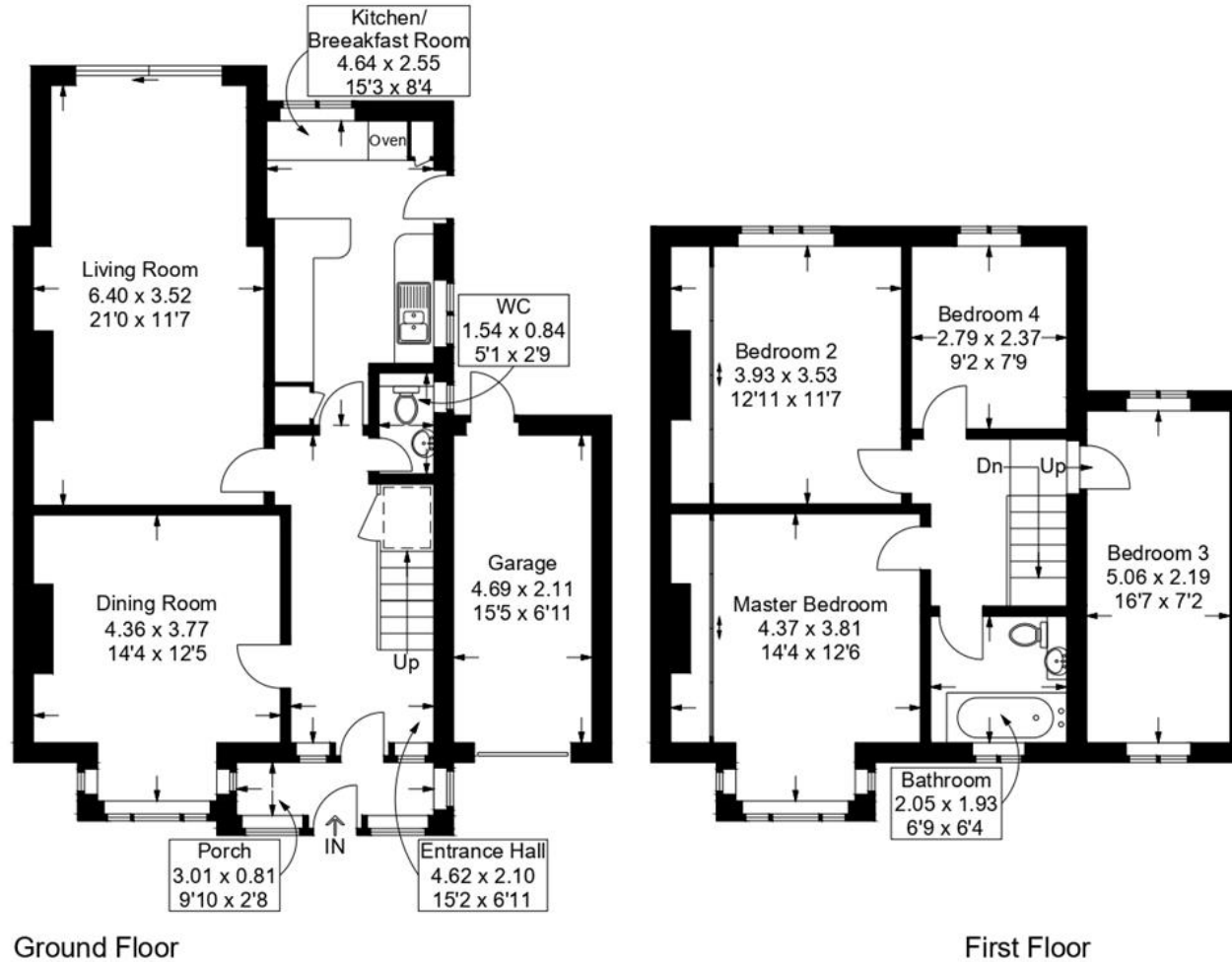






Southdown Road, Cosham

Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.7 sq m / 7 sq ft
Total = 136.5 sq m / 1469 sq ft



[] = 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.



LOCATION

Drayton, located in the northern part of Portsmouth, is a popular residential area known for its blend of suburban tranquillity and convenient urban amenities. Nestled between the bustling city of Portsmouth and the scenic South Downs National Park, Drayton offers a desirable living environment that attracts families, professionals, and retirees alike.

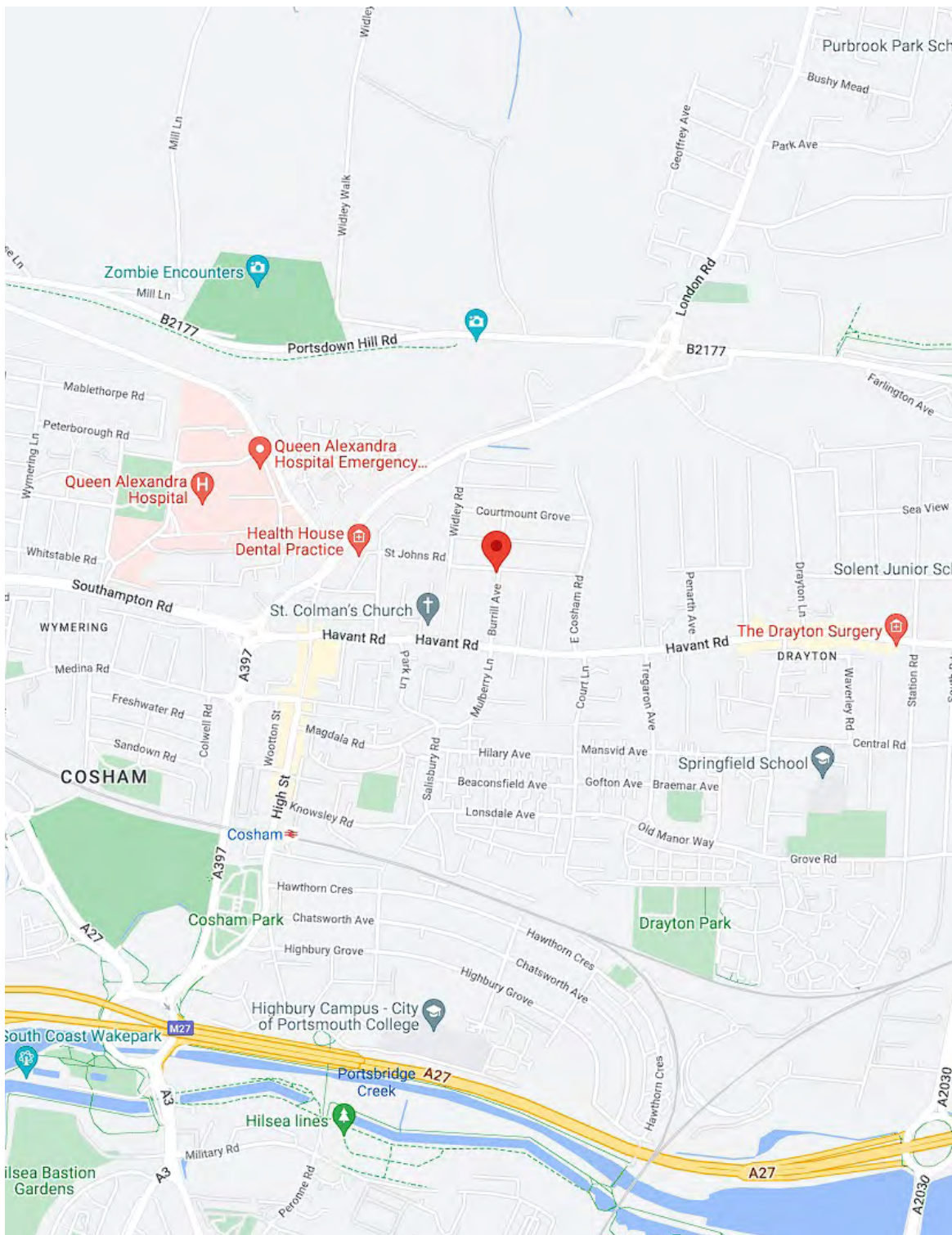
One of the key draws of Drayton is its strong sense of community. The area is home to a variety of local shops, cafes, and eateries, giving it a village-like feel while still being part of a larger city. Whether you're looking for a cosy coffee spot, a traditional pub, or a fine dining experience, Drayton has something to offer.

For families, Drayton is particularly appealing due to its excellent schools and family-friendly amenities. The area is served by several well-regarded primary and secondary schools, making it a great place to raise children. Additionally, parks and green spaces, like Drayton Park and nearby Portsdown Hill, provide plenty of opportunities for outdoor activities and leisure.

Drayton also benefits from excellent transport links. It's close to major roads, including the A3(M) and M27, providing easy access to Portsmouth city centre, nearby towns like Havant, and the surrounding countryside. Commuters appreciate the proximity to Cosham and Havant train stations, which offer direct rail services to London and other major cities.

The area's location near the South Downs National Park and the coast adds to its appeal. Residents can enjoy scenic walks, cycling, and outdoor adventures in some of the most beautiful landscapes in the region. The coastal attractions of Portsmouth, including historic sites like the Portsmouth Historic Dockyard, are just a short drive away.

Overall, Drayton is a highly sought-after destination in Portsmouth, offering a balanced lifestyle with convenient access to both urban amenities and natural beauty. Its strong community spirit, excellent schools, and ideal location make it a popular choice for those looking to enjoy the best of both city and suburban life.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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