



£750,000
1 Hilltop Crescent
Drayton, PO6 1BB

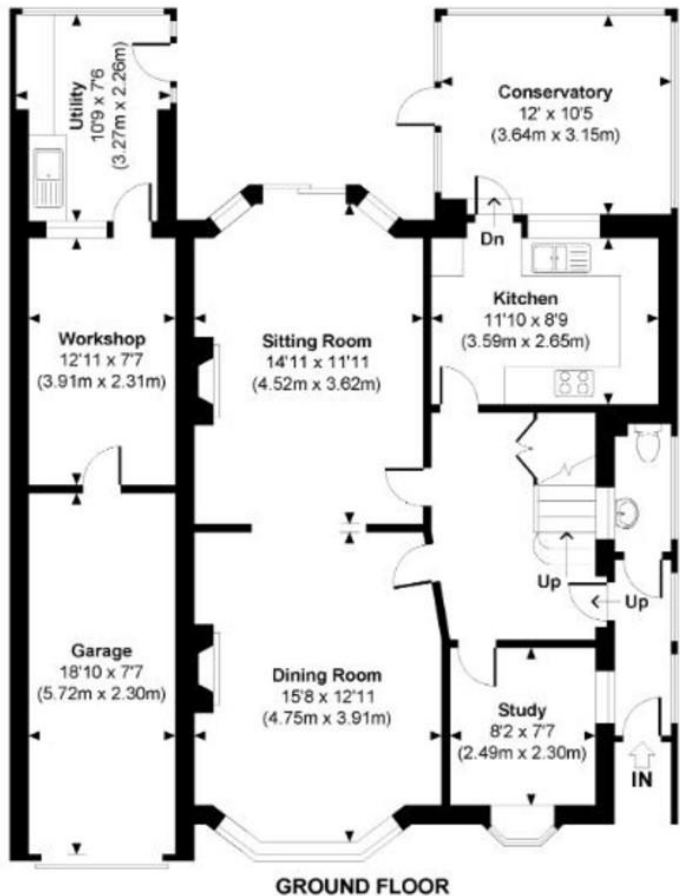
We are delighted to welcome to the sales market this substantial four bedroom detached 1930's residence situated in the sought after elevated cul-de-sac location of Hilltop Crescent, Drayton. The property is a short distance from local shopping amenities, travel inks, recreation grounds and is within catchment for Court Lane and Springfield Schools. The accommodation which benefits from stunning panoramic views across the South Downs, is arranged over two floors and comprises; foyer, WC, entrance hall, study, sitting room, dining room, kitchen and conservatory to the ground floor. On the first floor you will find four bedrooms, two having en-suite shower rooms and a family bathroom. The property is also offered with a large westerly facing garden, off road parking for multiple vehicles, an integral garage, workshop, utility room, gas central heating and double glazing throughout. A viewing is highly recommended in order to appreciate both the accommodation and location on offer.











GROUND FLOOR

Indicates restricted room height less than 1.5m.

Hilltop Crescent

Approximate Gross Internal Area
 Main House = 2002 Sq Ft / 186.02 Sq M
 Garage = 143 Sq Ft / 13.27 Sq M
 Total = 2145 Sq Ft / 199.29 Sq M
 Includes areas with Restricted room height.



FIRST FLOOR



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 This plan is for illustrative purposes only and is not to scale. It specifies the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

LOCAL AUTHORITY
 Portsmouth City Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements