

Floor Plan

Up

Reception / Dining Room  
18'10 (5.74) max  
x 12'10 (3.91)

Down

Kitchen  
10' (3.05)  
x 6'1 (1.85)

GROUND FLOOR

Bedroom 1  
12'11 (3.94) max  
x 12'2 (3.71) max

Bedroom 2  
12'10 (3.91)  
x 8'6 (2.59)

Garage  
16'6 (5.03)  
x 8'8 (2.64)

Store  
5'11 (1.80)  
x 3'11 (1.19)

OUTBUILDING

First Floor

FIRST FLOOR

Westfield Road, Portsmouth, PO6

Approximate Area = 714 sq ft / 66.3 sq m  
Garage = 143 sq ft / 13.3 sq m  
Outbuilding = 24 sq ft / 2.2 sq m  
Total = 881 sq ft / 81.8 sq m  
For identification only - Not to scale

North Arrow

CASTLES ESTATE AGENTS

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1331164

20 Westfield Road  
Portsmouth, PO6 4RN

We are pleased to welcome to the market this two bedroom semi detached property with off road parking and garage in the popular location of Westfield Road.

The property is well presented throughout and the ground floor consists of an open plan lounge diner, modern fitted kitchen and a w/c.

The first floor consists of two double bedrooms, the primary bedroom benefitting from a dressing room which did used to be an en-suite. It does still have the plumbing if you wished to change it back to an en-suite. The family bathroom completes the first floor accommodation.

Externally the rear garden is all landscaped featuring paved areas and astro and side rear access to the garage and parking.

For more information or to arrange a viewing please call Castles today.

Offers over £290,000

DIRECTORS

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20 Westfield Road  
Portsmouth, PO6 4RN



- TWO BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- WELL PRESENTED
- GARAGE AT THE REAR
- LANDSCAPED GARDEN

**LOUNGE DINER**  
18'8" x 12'9" (5.7 x 3.9)

**KITCHEN**  
9'10" x 5'10" (3.0 x 1.8)

**DOWNSTAIRS W/C**

**BEDROOM ONE**  
12'9" x 12'1" (3.9 x 3.7)

**BEDROOM TWO**  
12'9" x 8'2" (3.9 x 2.5)

**BATHROOM**

**GARAGE**  
16'4" x 8'6" (5.0 x 2.6)

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us

know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal

called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

