



Asking Price £450,000 | Freehold

Armory Lane, Portsmouth, Hampshire, PO1 2PE

L | LEADERS



Key Features & Description

- Three Bedrooms
- End of Terraced house
- Gas Central Heating
- Underfloor heating in conservatory
- Excellent transport links
- Single Garage & Driveway
- Highly sought-after area within close proximity to Gunwharf
- EPC Rating D | Council Tax Band D

Situated in a popular residential area of Portsmouth, this beautifully presented three-bedroom end of terrace home on Armory Lane offers stylish, modern living and is ideal for families, first-time buyers or investors alike.

The property is in fantastic condition throughout, with a contemporary finish that allows for immediate occupation. The ground floor offers well-balanced living space, including a bright and welcoming living area, a modern kitchen and a conservatory to the rear—perfect as an additional reception space or dining area overlooking the garden. A convenient downstairs W/C adds to the practicality of the home. Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom, all finished to a high standard. The property also benefits from a garage, providing valuable storage or secure parking—an increasingly sought-after feature in this area.

The location offers excellent access to a wide range of local amenities, including nearby shops, supermarkets and everyday conveniences. Gunwharf Quays, the waterfront designer outlet, is conveniently situated nearby, offering a variety of restaurants, cafes, bars and retail outlets, along with leisure and entertainment facilities.

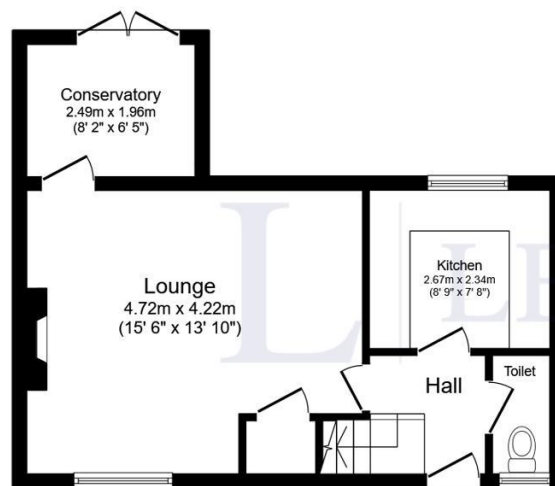
For families, the property is well positioned for a number of well-regarded primary and secondary schools, many within walking distance or a short journey away.

Transport links are a key advantage, with nearby train stations such as Portsmouth Harbour railway station and Portsmouth & Southsea railway station providing direct routes to London, Brighton and other major destinations. The A3(M), A27 and M27 are also easily accessible, making travel across the South Coast and beyond straightforward, while regular bus services operate throughout the area.

Overall, this is a superbly presented home in a convenient and well-connected location, offering a great balance of modern living and everyday practicality.

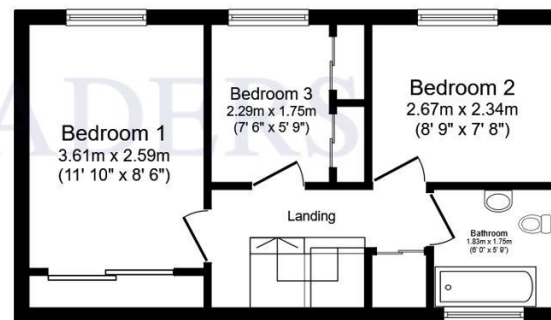






Ground Floor

Floor area 37.4 sq.m. (400.8 sq.ft.)



First Floor

Floor area 32.6 sq.m. (350.4 sq.ft.)

Total floor area: 70.0 sq.m. (753.4sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

L | **LEADERS**

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

L | **LEADERS**

Portsmouth Sales

132-134 London Road, North End, Portsmouth PO2 9DE

T: 02392 666111 | portsmouth.sales@leaders.co.uk

leaders.co.uk