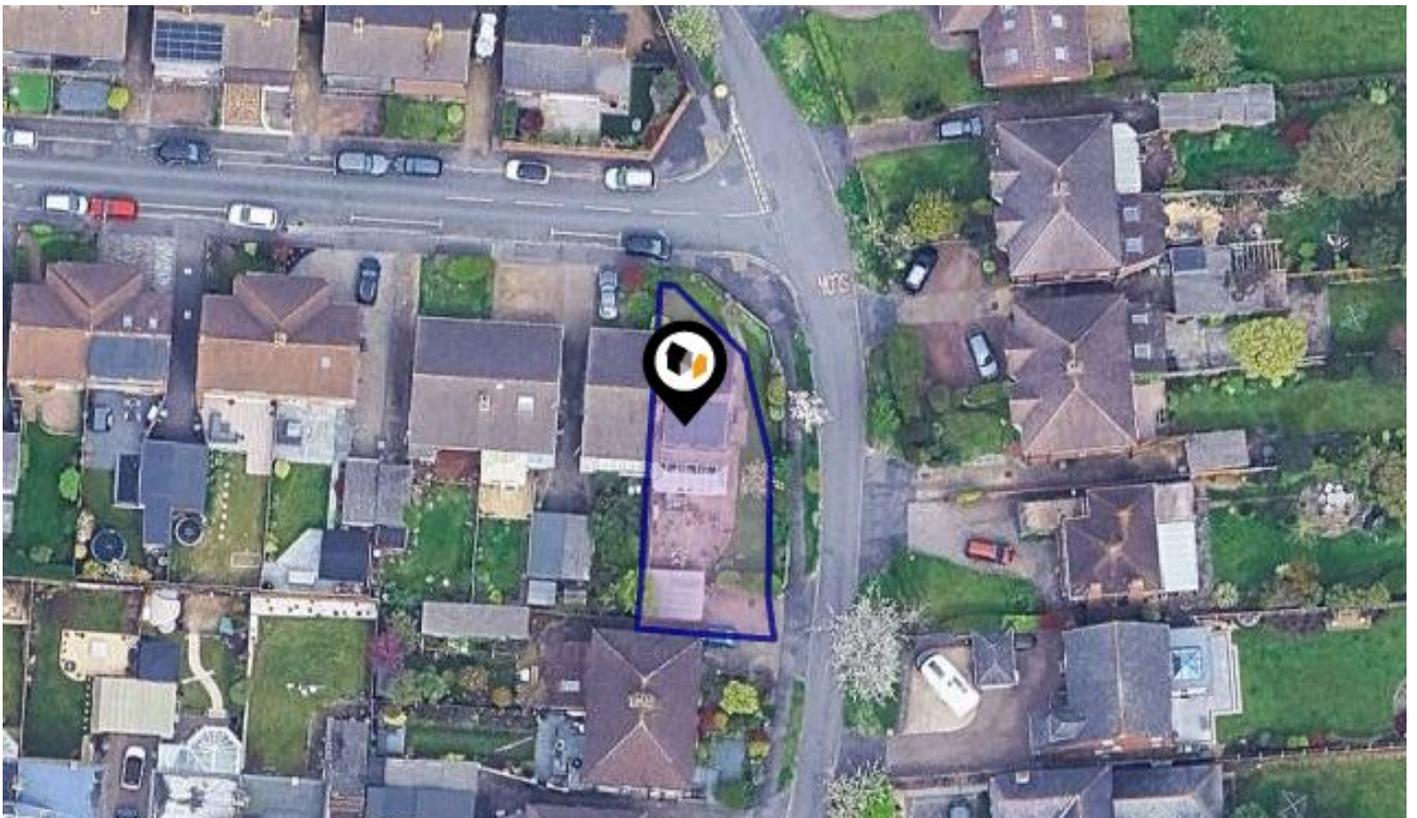




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 13th March 2026



COURTMOUNT GROVE, DRAYTON, PORTSMOUTH, PO6

Vendors & Buyers

1 Fernwood House, 45 London Road, Waterlooville, PO8 8DH
02394 350900
hello@vendorsandbuyers.com
vendorsandbuyers.com



Introduction

Our Comments



Nestled in the desirable hillside setting of Courtmount Grove, this spacious and well-presented two-bedroom semi-detached home offers versatile accommodation, attractive gardens and delightful sea views from the principal bedroom. The property welcomes you with a modern fitted kitchen, while the comfortable lounge provides a relaxing living space and flows seamlessly into a bright conservatory, creating an ideal area for dining or simply enjoying views over the garden throughout the seasons. On the ground floor you will find a well-proportioned bedroom with fitted wardrobes, a contemporary shower room and a useful study area. From here, a fixed staircase leads to the first floor where the impressive principal bedroom is located, featuring a range of built-in wardrobes. This generous room benefits from en-suite facilities and enjoys lovely elevated sea views, providing a peaceful and private retreat. Externally, the property continues to impress with well-maintained front, side and rear gardens, offering plenty of space for outdoor entertaining. In addition, there is a garage and driveway positioned to the rear of the property, providing convenient off-road parking. This attractive home offers flexible living space in a sought-after location and would suit a variety of buyers looking for comfort, practicality and scenic surroundings.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,311 ft ² / 121 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,181		
Title Number:	HP29445		

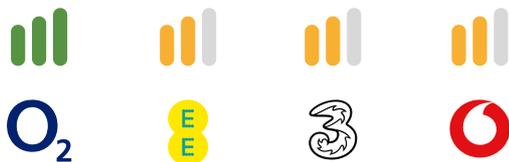
Local Area

Local Authority:	City of portsmouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	63 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Drayton, PO6

Energy rating

C

Valid until 31.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

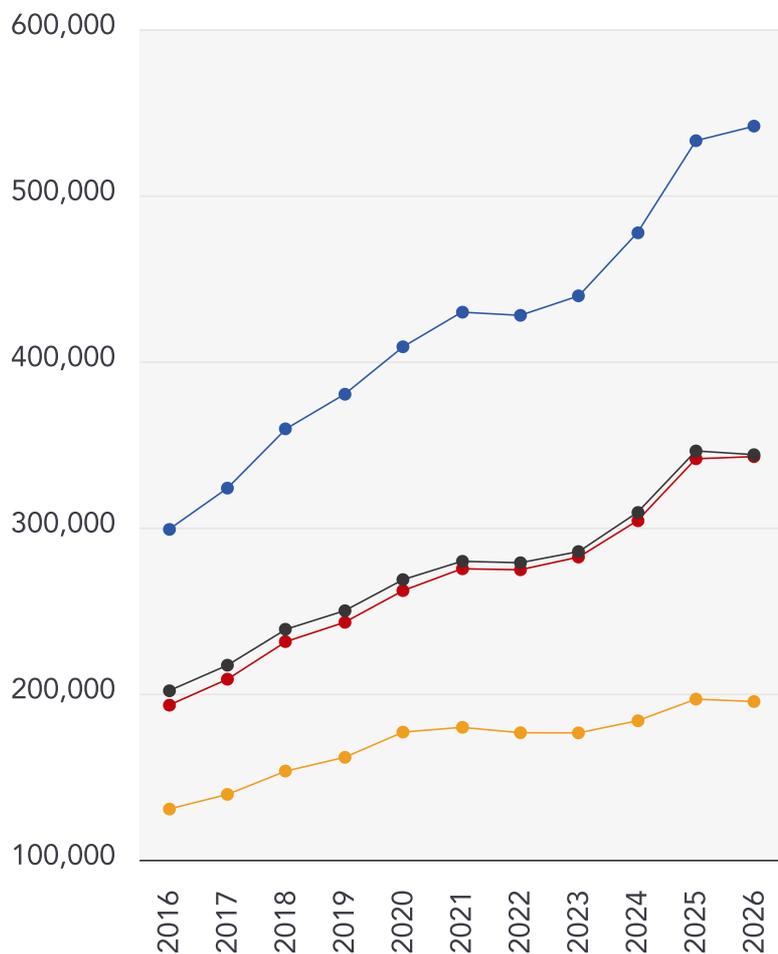
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PO6



Detached

+81.25%

Terraced

+70.47%

Semi-Detached

+77.53%

Flat

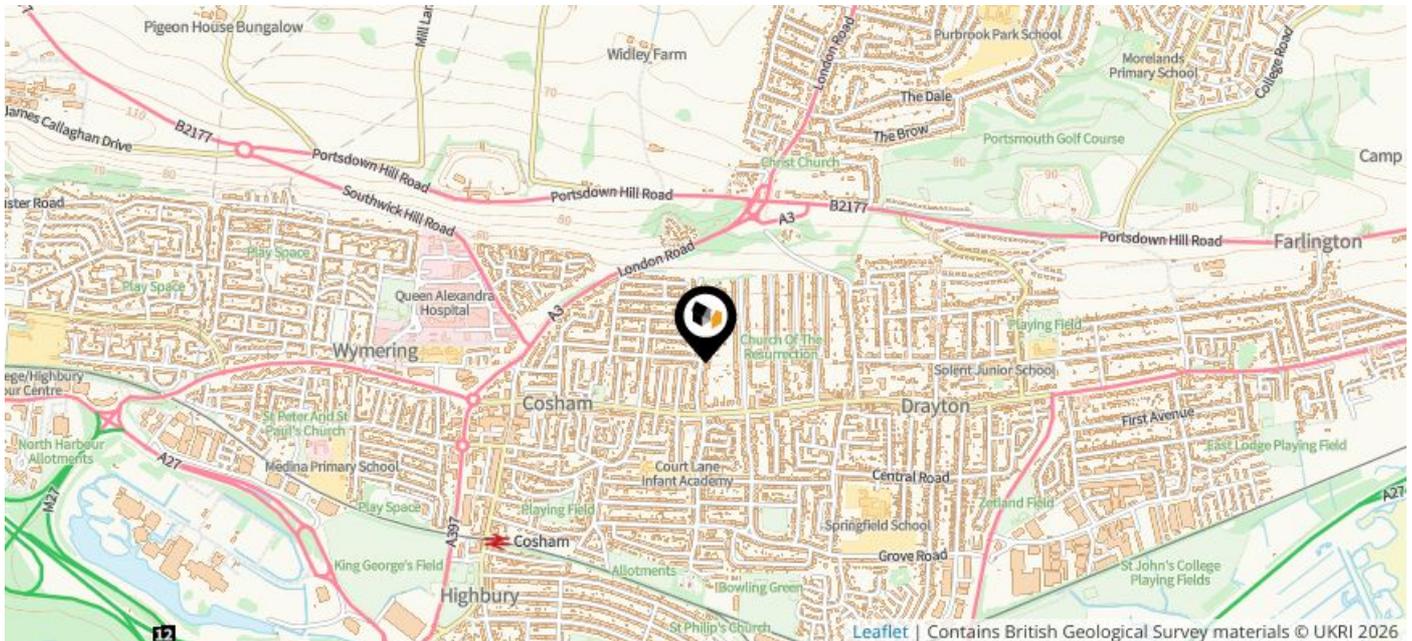
+49.6%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

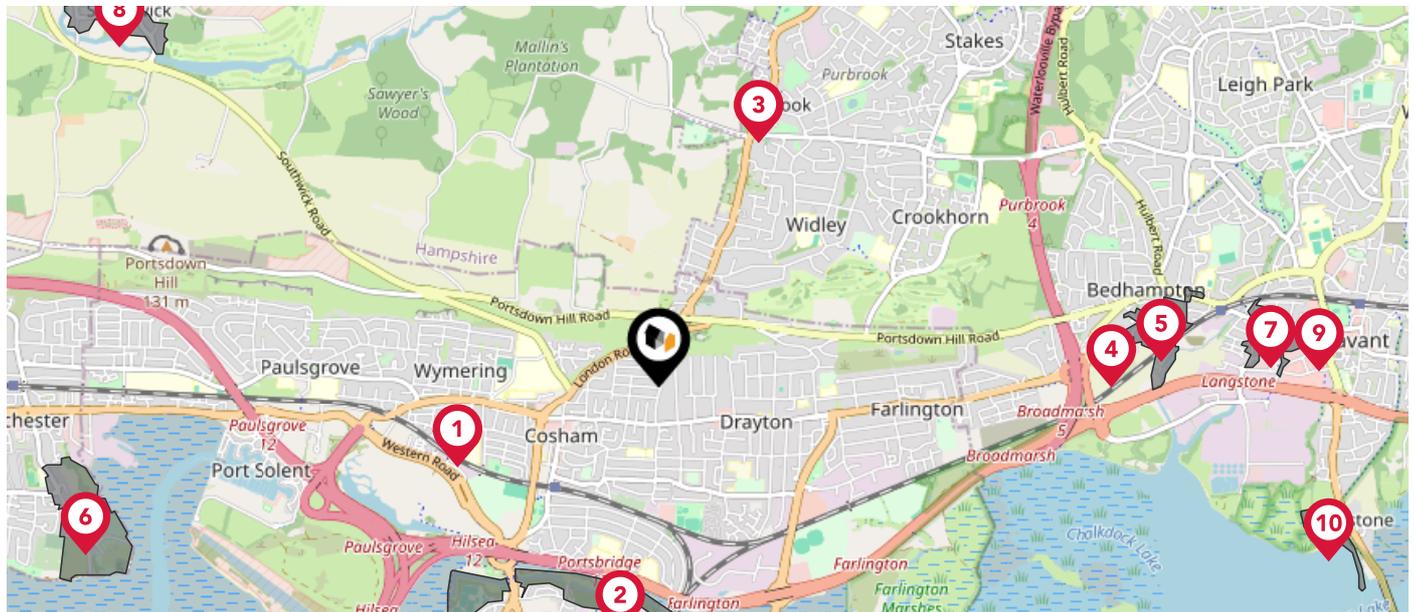
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

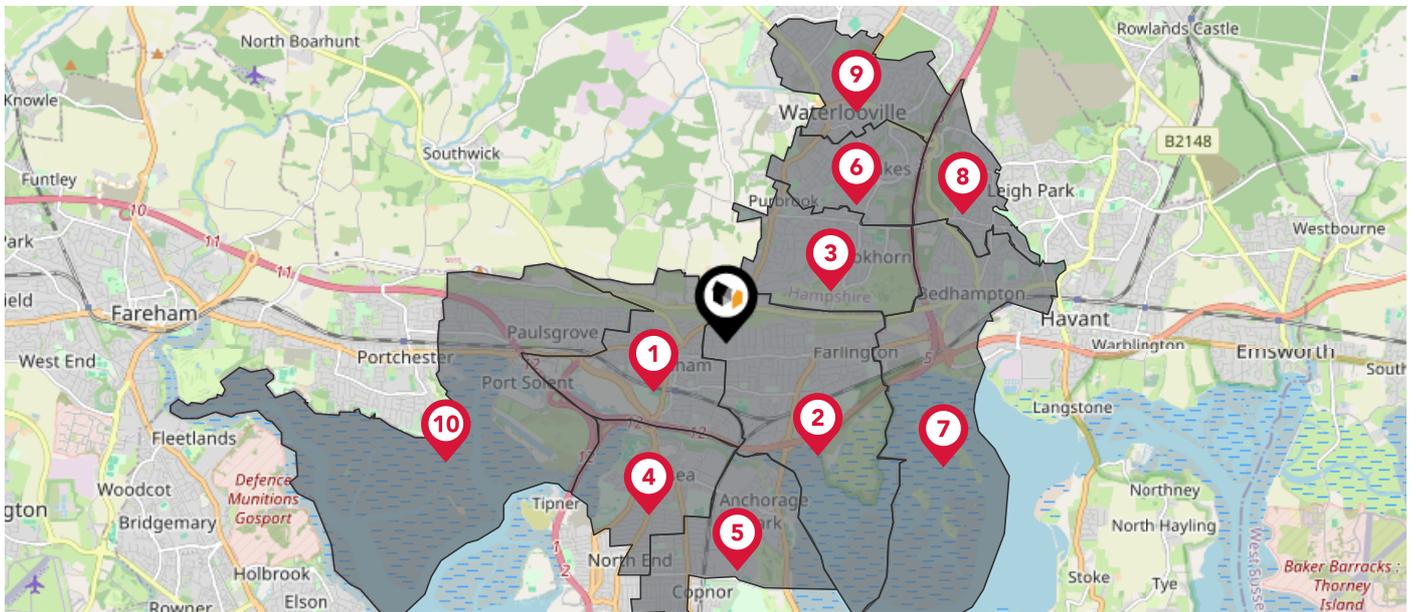
- 1 Old Wymering
- 2 Hilsea Lines
- 3 St John's
- 4 Old Bedhampton
- 5 Old Bedhampton
- 6 Portchester
- 7 Brockhampton
- 8 Southwick
- 9 The Black Dog
- 10 Mill Lane

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

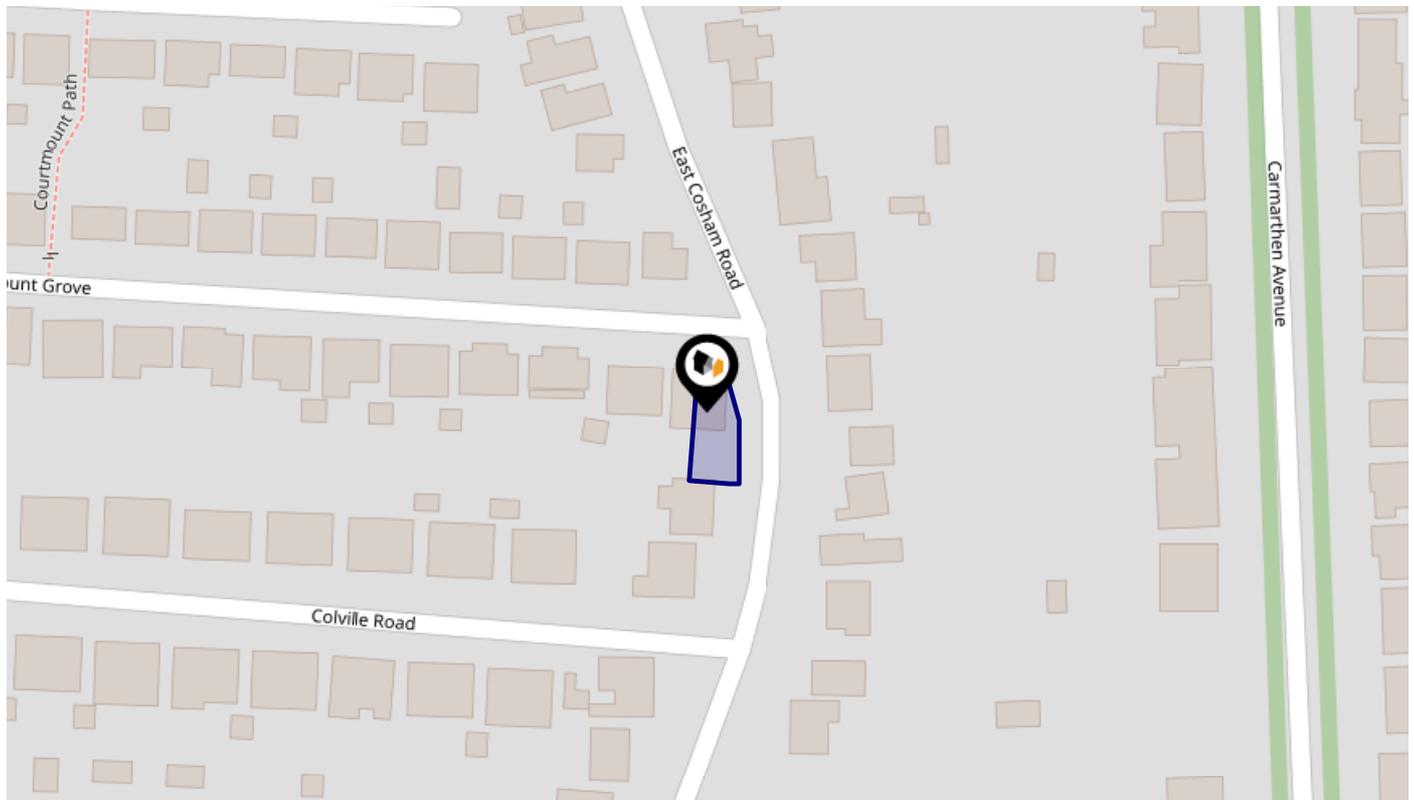
- 1 Cosham Ward
- 2 Drayton and Farlington Ward
- 3 Purbrook Ward
- 4 Hilsea Ward
- 5 Copnor Ward
- 6 Stakes Ward
- 7 Bedhampton Ward
- 8 Barncroft Ward
- 9 Waterloo Ward
- 10 Paulsgrove Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

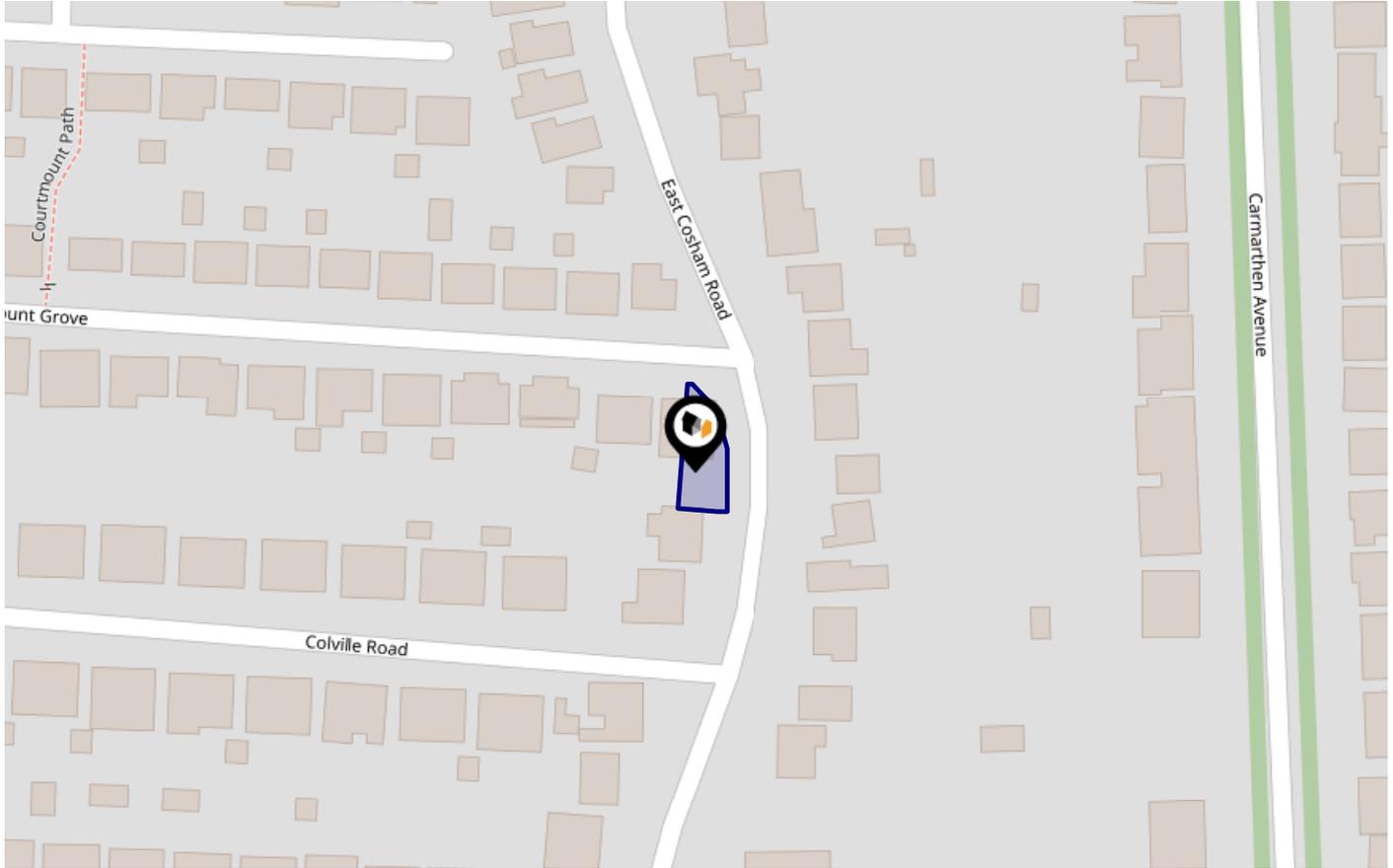
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

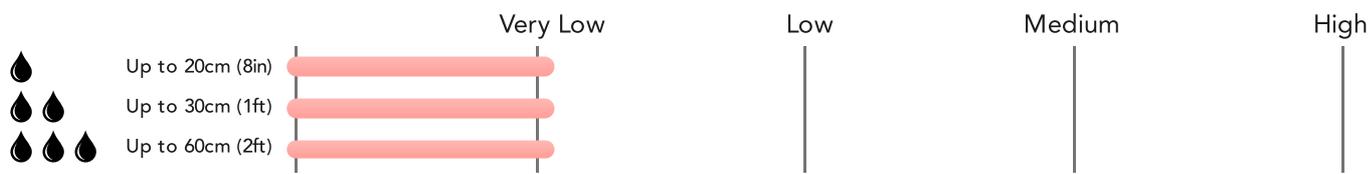


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

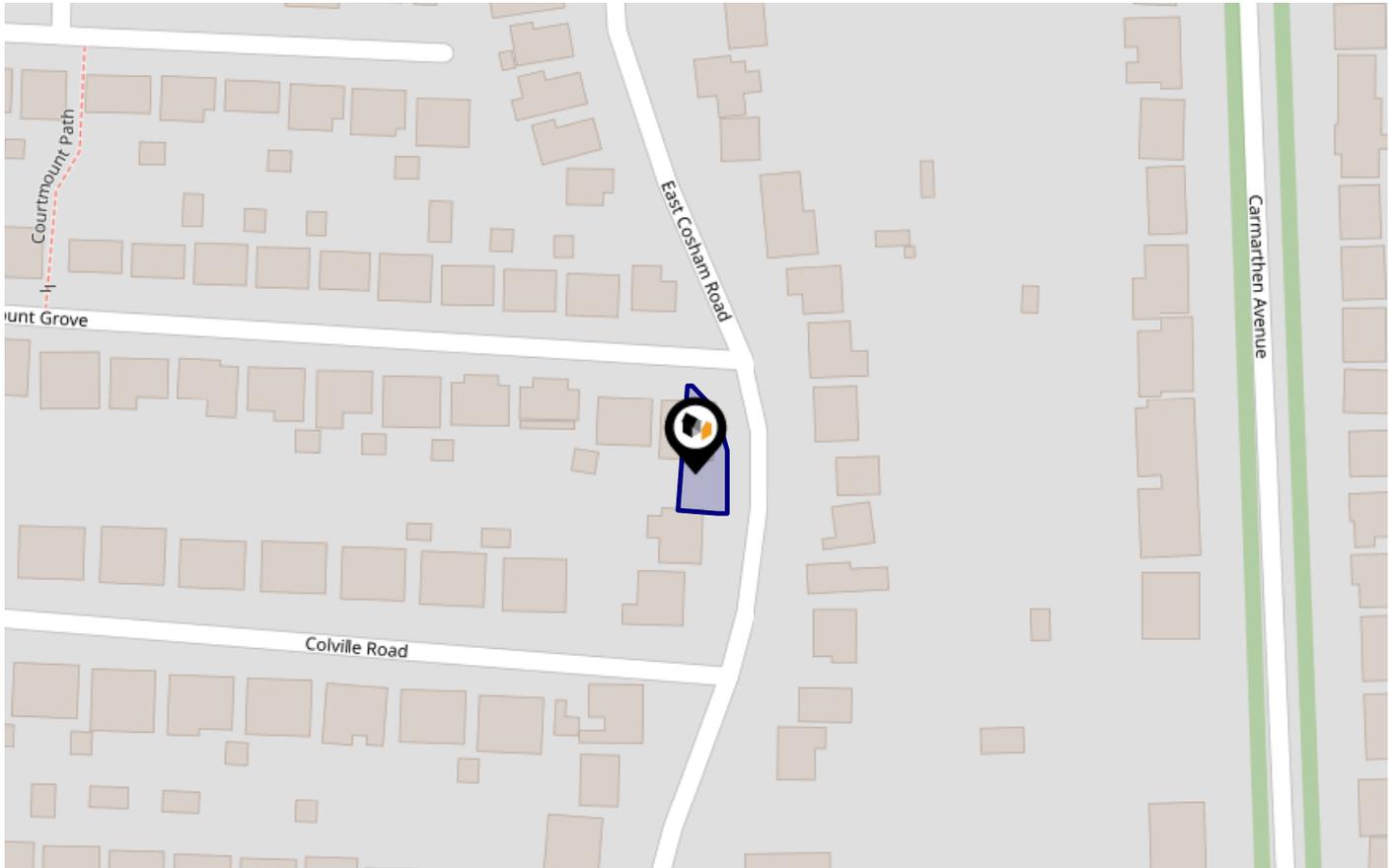


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

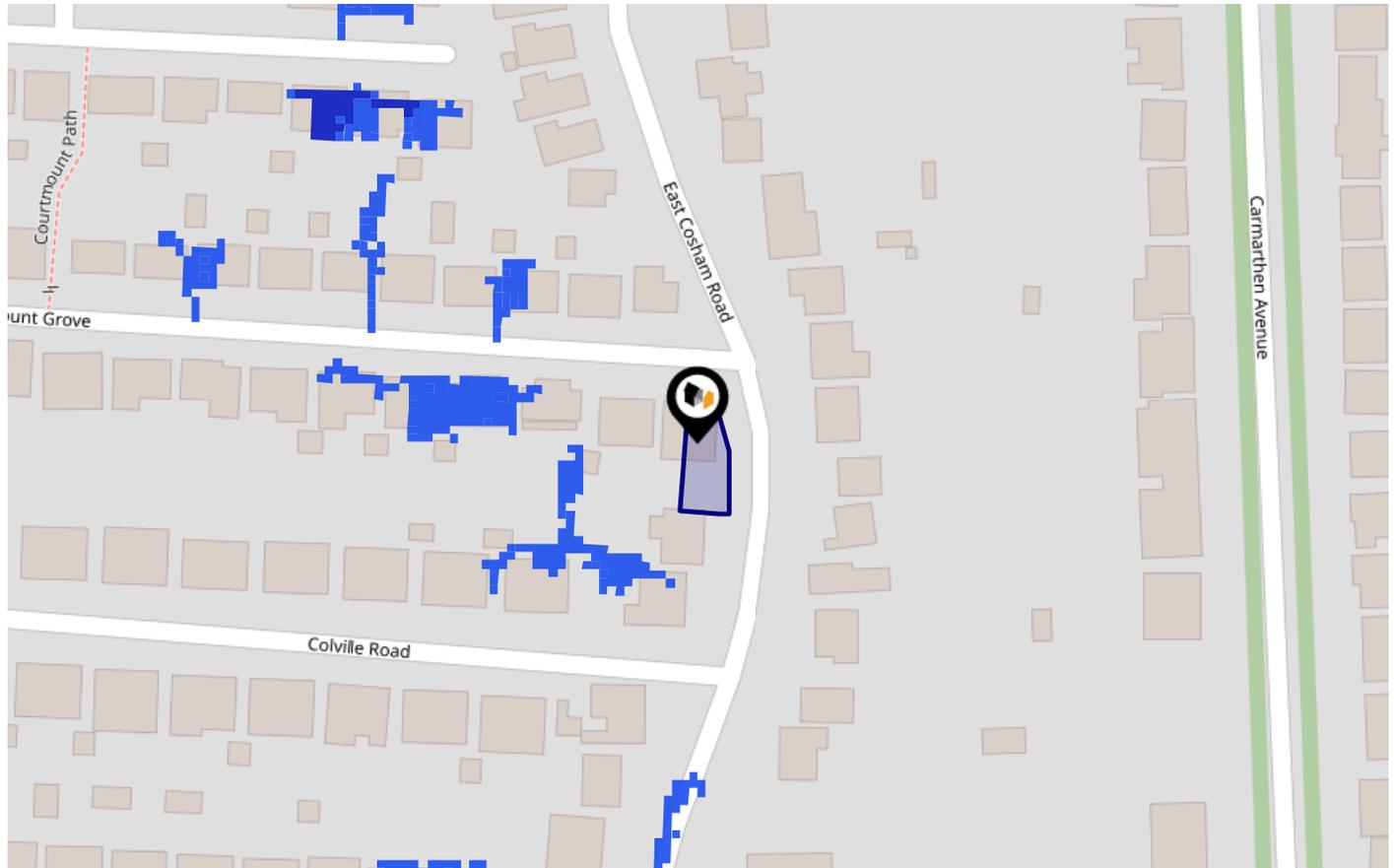


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

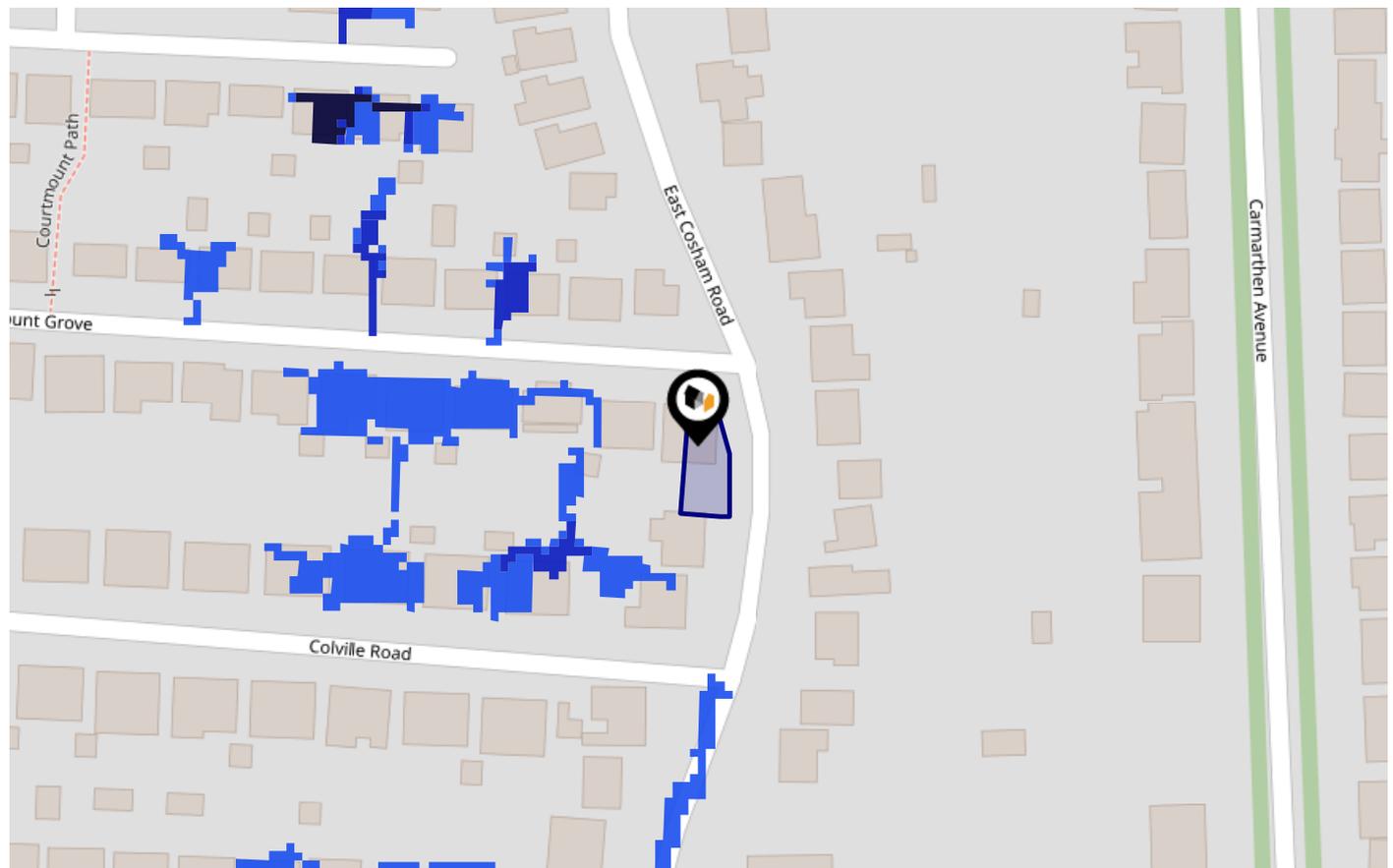


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

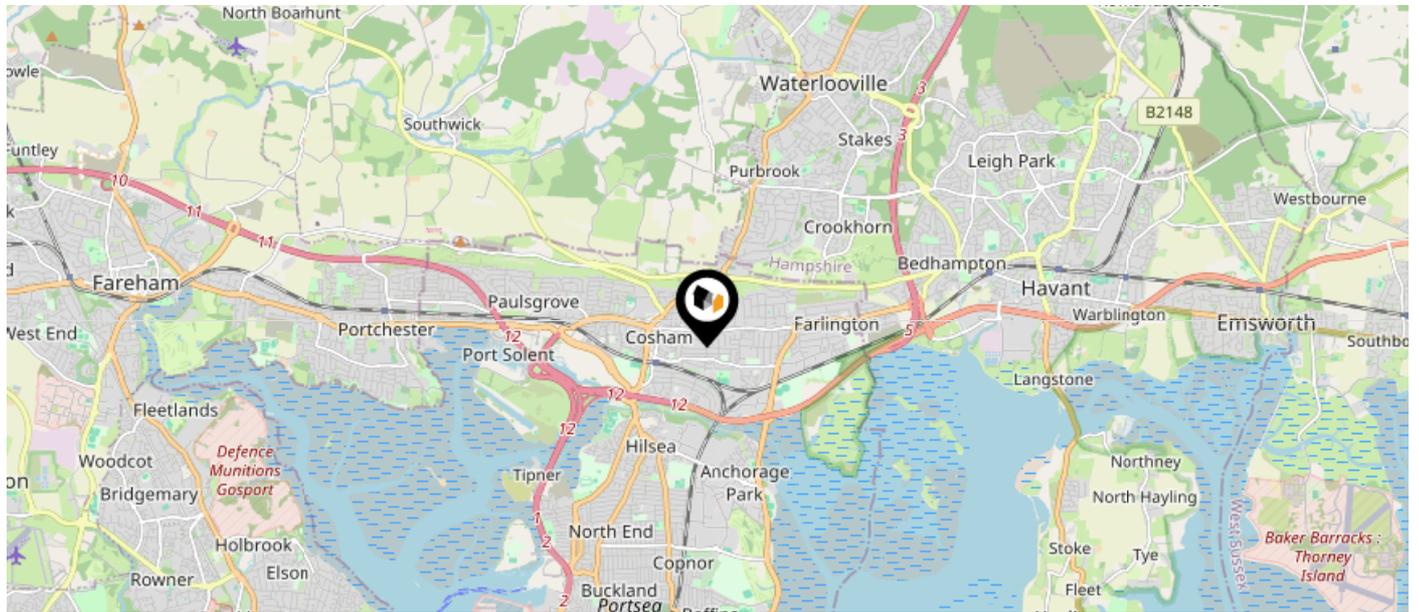


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

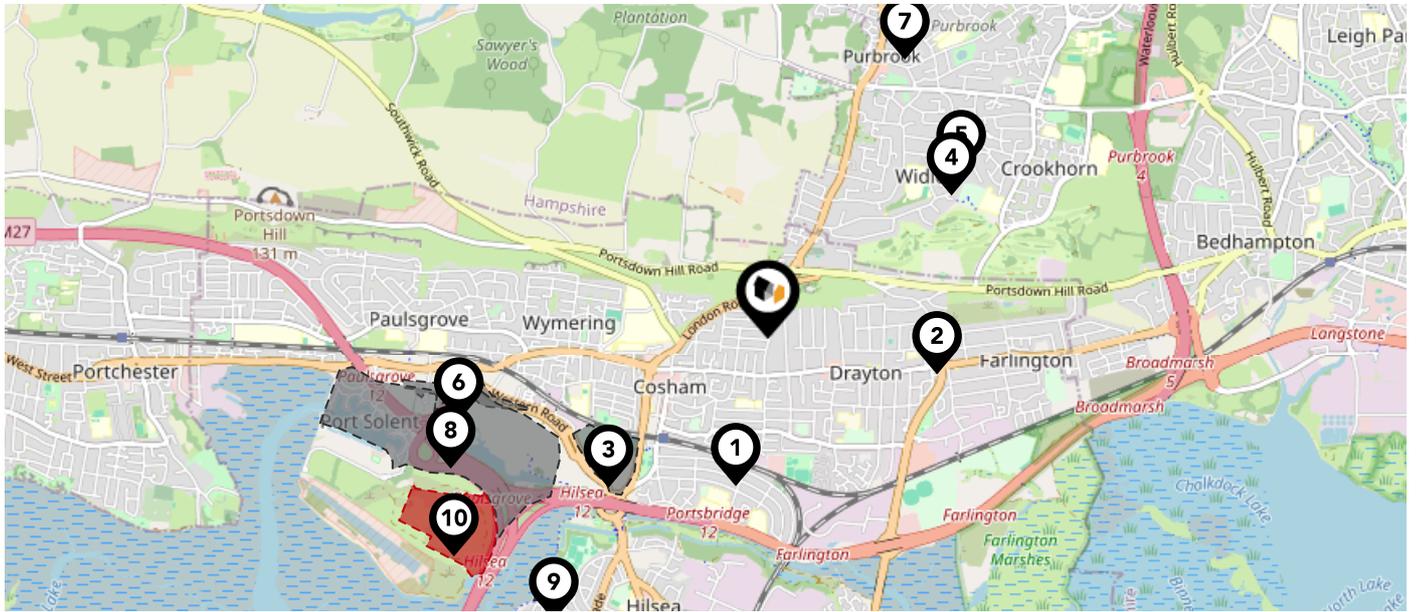
No data available.

Maps

Landfill Sites



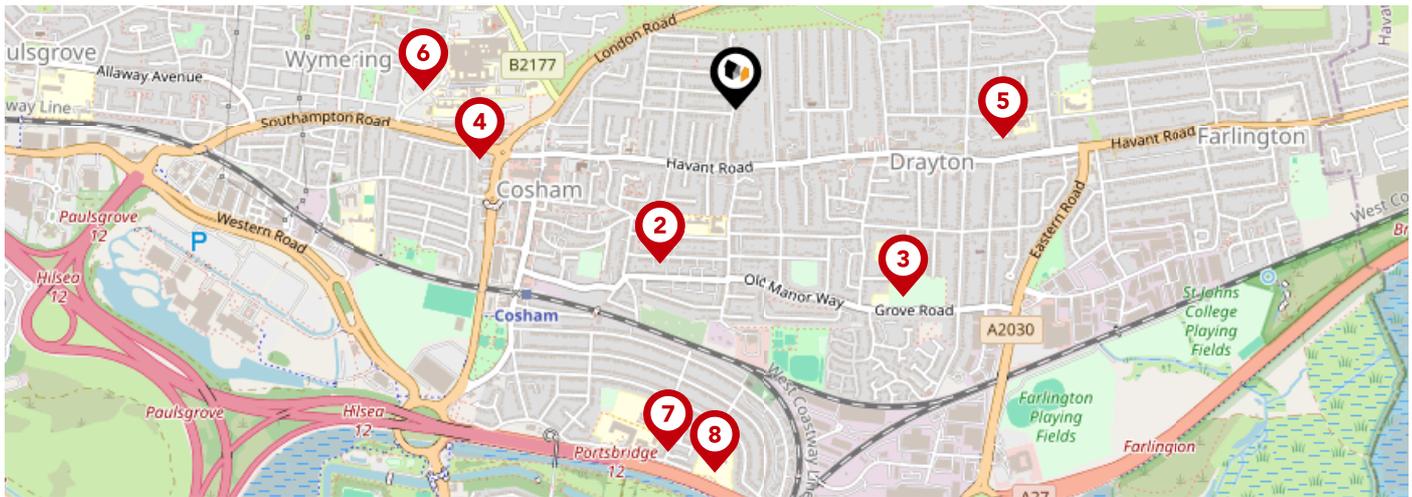
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

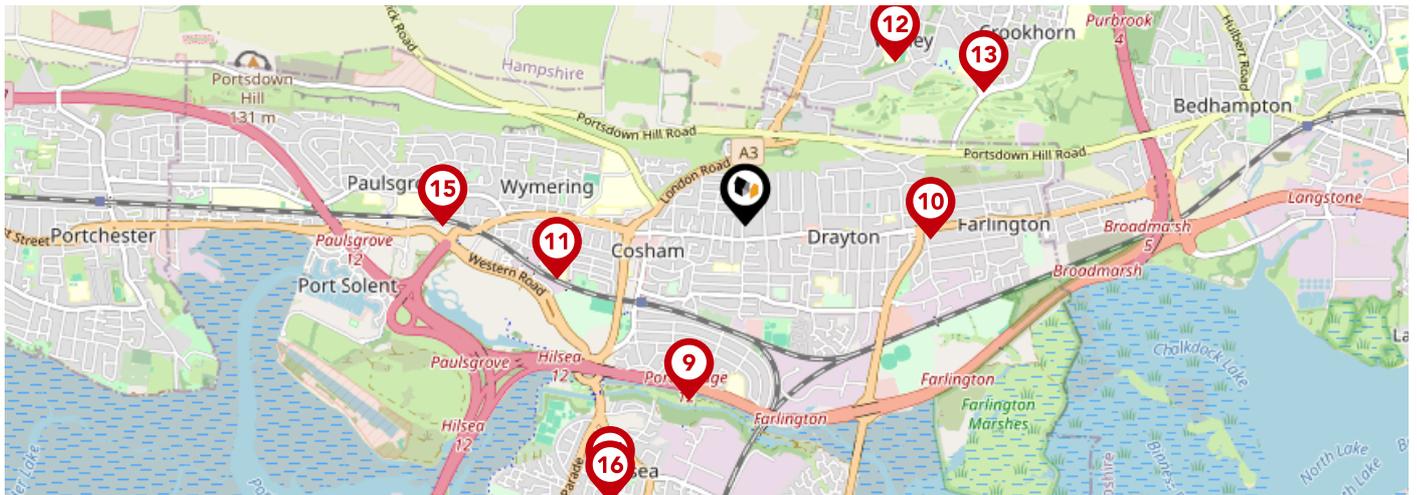
1	Salisbury Road Allotments-Sailsbury Road, Highbury, Hampshire	Historic Landfill
2	Pumping Station-Evelegh Road, Farlington, Hampshire	Historic Landfill
3	King George V Playing Field-North Harbour, Portsmouth	Historic Landfill
4	Disused Sand Pit B-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
5	Disused Sand Pit A-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
6	North Harbour Allotments-Portsmouth	Historic Landfill
7	Fielders Park-Purbrook	Historic Landfill
8	Reclaimed Land In Paulsgrove Area-Portsmouth	Historic Landfill
9	Horsea Allotments-Portsmouth	Historic Landfill
10	EA/EPR/NP3792HM/V003	Active Landfill

Area Schools



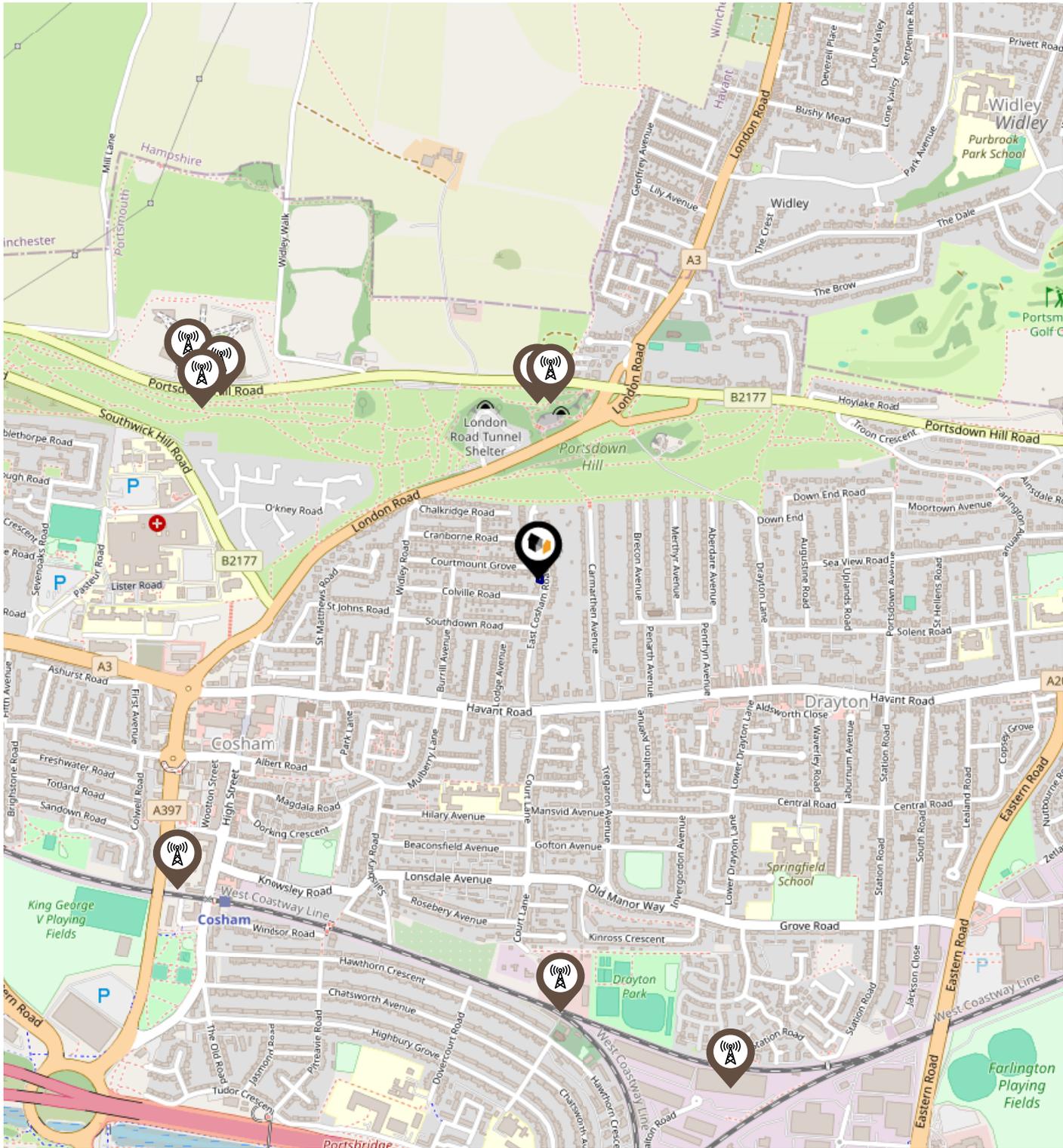
	Nursery	Primary	Secondary	College	Private
1 Court Lane Infant Academy Ofsted Rating: Good Pupils: 345 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Court Lane Junior Academy Ofsted Rating: Good Pupils: 479 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Springfield School Ofsted Rating: Good Pupils: 1103 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Portsdown Primary School Ofsted Rating: Good Pupils: 357 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Solent Junior School Ofsted Rating: Good Pupils: 362 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Wymering School Ofsted Rating: Not Rated Pupils: 65 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Highbury Primary School Ofsted Rating: Good Pupils: 407 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Redwood Park Academy Ofsted Rating: Outstanding Pupils: 160 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 City of Portsmouth College Ofsted Rating: Not Rated Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Solent Infant School Ofsted Rating: Good Pupils: 269 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Medina Primary School Ofsted Rating: Good Pupils: 205 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Purbrook Park School Ofsted Rating: Good Pupils: 903 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Morelands Primary School Ofsted Rating: Good Pupils: 328 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 UTC Portsmouth Ofsted Rating: Outstanding Pupils: 467 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beacon View Primary Academy Ofsted Rating: Requires improvement Pupils: 350 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trafalgar School Ofsted Rating: Good Pupils: 1024 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

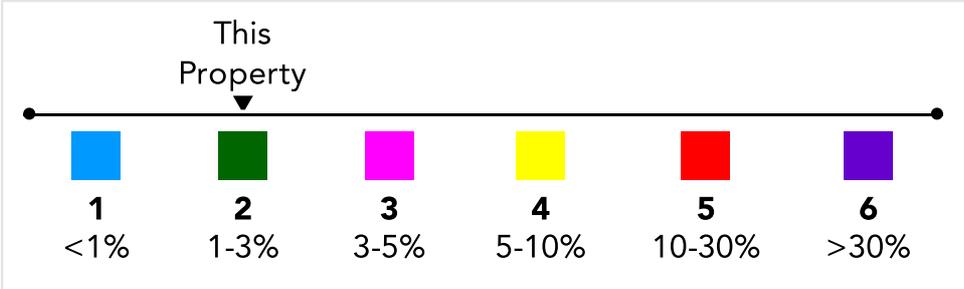
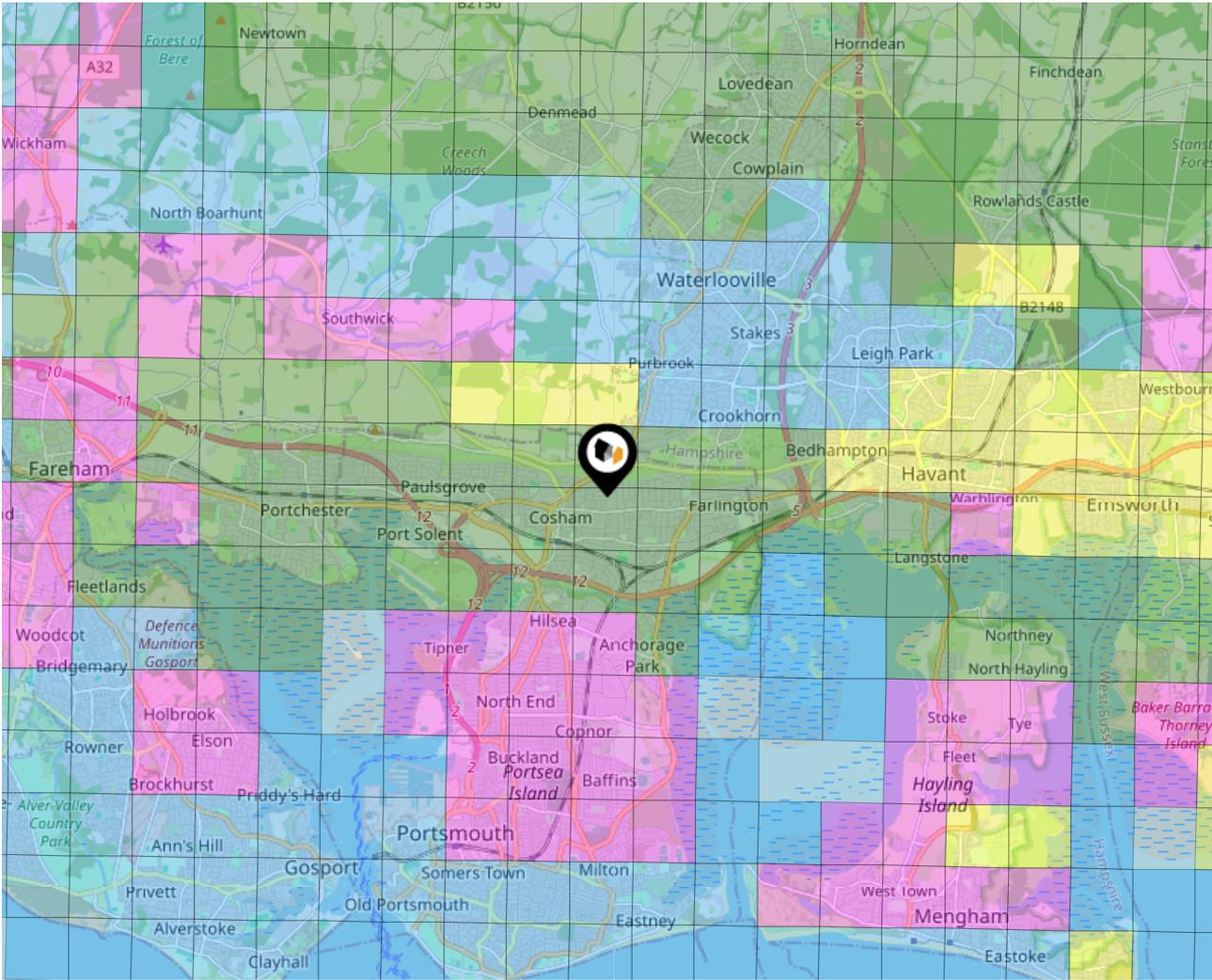
Environment

Radon Gas



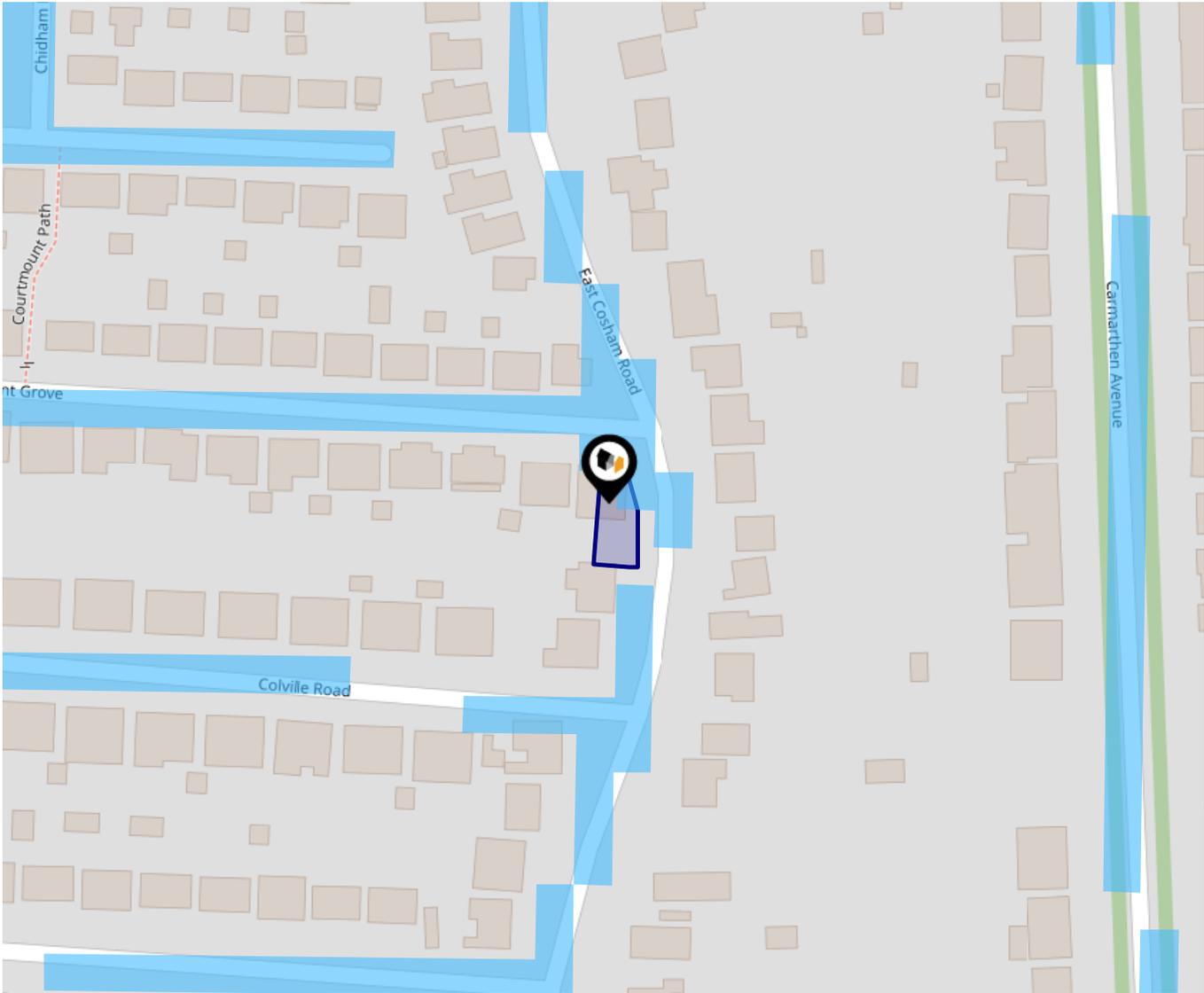
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

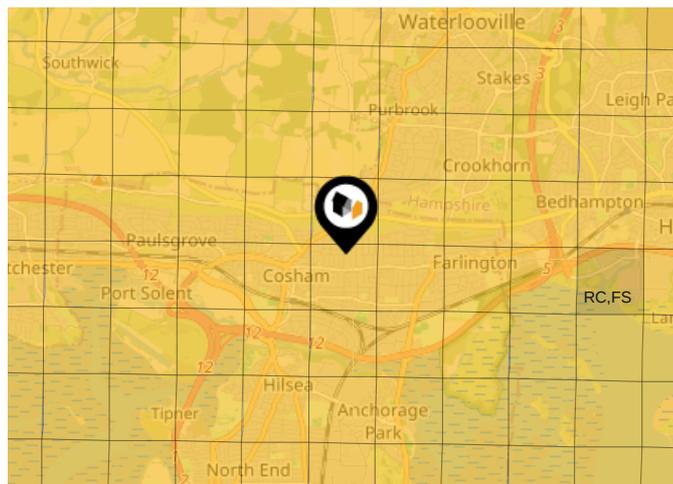


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		

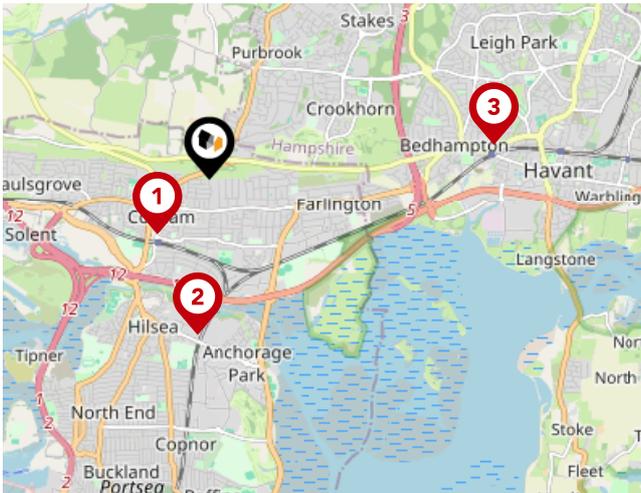


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

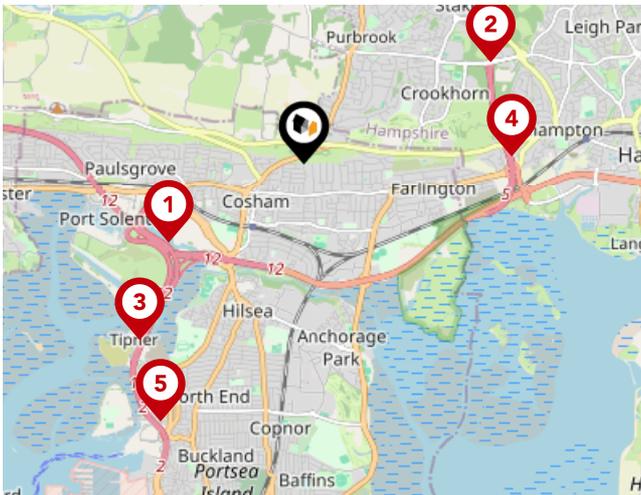
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Cosham Rail Station	0.71 miles
2	Hilsea Rail Station	1.45 miles
3	Bedhampton Rail Station	2.67 miles

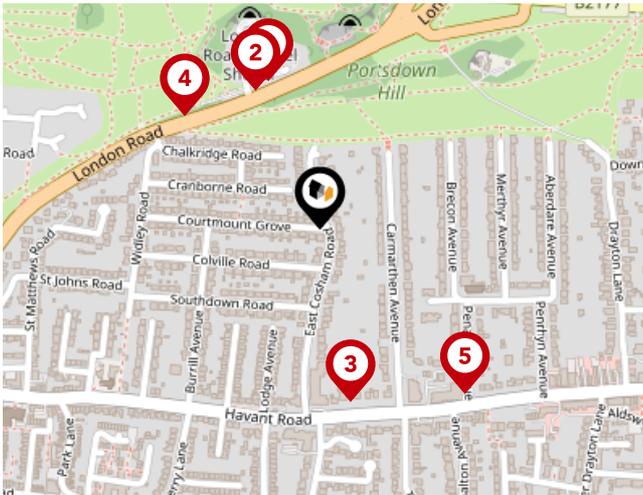


Trunk Roads/Motorways

Pin	Name	Distance
1	M27 J12	1.46 miles
2	A3(M) J4	1.98 miles
3	M275 J1	2.25 miles
4	A3(M) J5	1.93 miles
5	M275 J2	2.76 miles

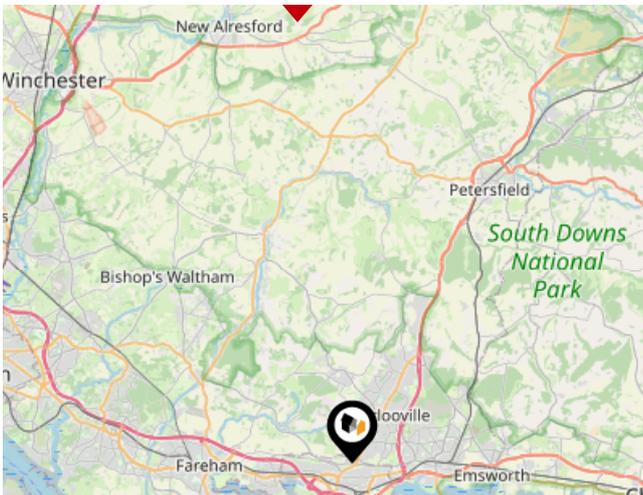
Area

Transport (Local)



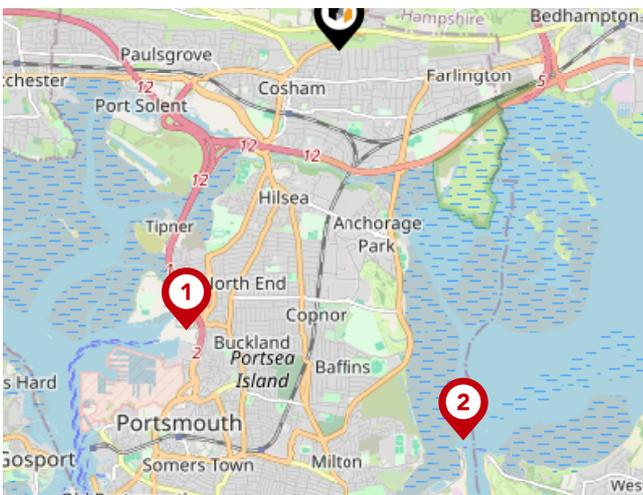
Bus Stops/Stations

Pin	Name	Distance
1	Cliffdale Gardens	0.19 miles
2	Cliffdale Gardens	0.18 miles
3	Court Lane	0.21 miles
4	Chalkridge Road	0.21 miles
5	Penarth Avenue	0.26 miles



Local Connections

Pin	Name	Distance
1	Ropley (Mid-Hants Railway)	16.61 miles



Ferry Terminals

Pin	Name	Distance
1	Portsmouth International Cruise & Ferry Terminal	2.99 miles
2	Eastney Ferry Landing	3.83 miles

Vendors & Buyers

About Us



Vendors & Buyers

At Vendors and Buyers, property is our passion — and exceptional service is our promise.

Established in 2019 and proudly endorsed by property expert Phil Spencer, we are an award-winning, independent estate agency with a personal touch.

With a combined 64 years of experience in property and conveyancing, our expert team is here to support you through every step of your property journey.

We know that buying or selling a home is about more than bricks and mortar — it's an emotional experience. That's why we're committed to guiding you with genuine care and proven expertise.

Our in-depth knowledge of the South Coast property market, paired with cutting-edge marketing tools, allows us to showcase your home at its best. From professional photography, video tours, and detailed floor plans to drone footage and targeted exposure across

Vendors & Buyers

Testimonials



Testimonial 1



Jo was an absolute star! Amazing service from start to finish and did exactly what she said she would do with great efficiency. Jo was superb at liaising with solicitors and other parties to move the transaction along during a covid lockdown period. We would use Vendors and Buyers again without hesitation... a refreshing approach to buying and selling houses.

Testimonial 2



Fabulous service. Great deal of experience and knowledge. The team actions with the deadlines they promise. High standards from an estate agency you can trust. Would highly recommend and most definitely use again.

Testimonial 3



Jo, MD, provides an honest and trustworthy service to vendors. Spot on with her valuation she then works exceptionally hard to progress to sale - conducting viewings throughout the week and beyond that of other high Street Estate agents. Her attentive nature ensures feedback from buyers is promptly received and neither vendor nor buyer is ever left waiting or wanting. Superb.

 /vendorsandbuyers

 /AndVendors

 /vendorsandbuyers

 /vendors-buyers-849b28179



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Vendors & Buyers and therefore no warranties can be given as to their good working order.

Vendors & Buyers

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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