



**FOR SALE**

**£245,000**

31 Highland Street,  
Southsea, PO4 9NL.

Tenure:

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

No Forward Chain! This two bedroom, end of terrace property in the popular 'Eastney Village' is now available to view with Lawson Rose. Situated on Highland Street, the property provides two separate reception rooms on the ground floor, alongside a recently installed, modern fitted kitchen and a handy downstairs W.C. The first floor then provides two great sized double bedrooms, one of which has fitted wardrobes and the other has a modern shower & vanity sink. The bathroom is then off the second bedroom which is also stylish, modern and recently installed. Additionally the property is double glazed and gas centrally heated, plus outside is an enclosed 20ft rear garden. Potentially an ideal first time or investment opportunity in our opinion, so to arrange a time to view, please contact one of our sales team today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

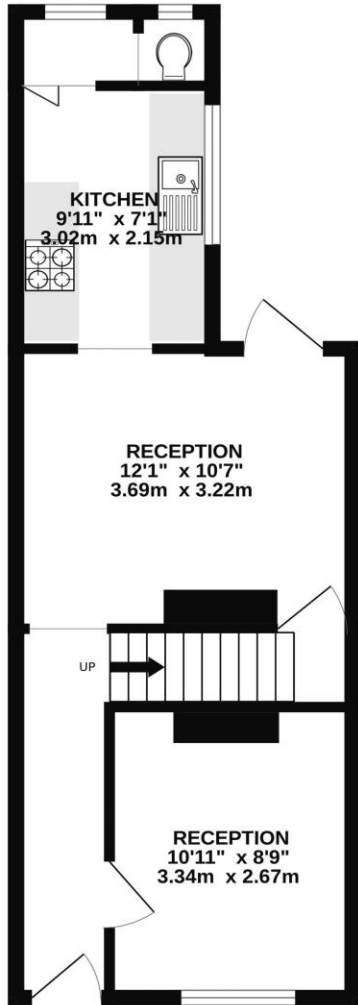


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

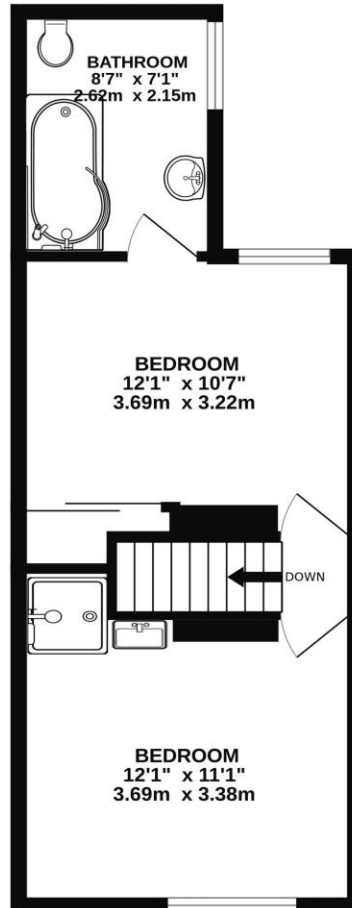




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.