



FOR SALE

£260,000

200 Eastfield Road,
Southsea, PO4 9EW.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This beautifully presented, two bedroom, bay & forecourt property in a popular spot in Southsea is being offered with no forward chain! Situated on Eastfield Road, the property provides a bright and airy dining room with a large bay window, leading through to a stylish living room, complete with a feature fireplace. Moving through is a contemporary fitted kitchen/breakfast and a modern fitted bathroom suite. The first floor then provides two great sized double bedrooms, both of which have built in wardrobes. Externally the home enjoys a well kept 20FT rear garden. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

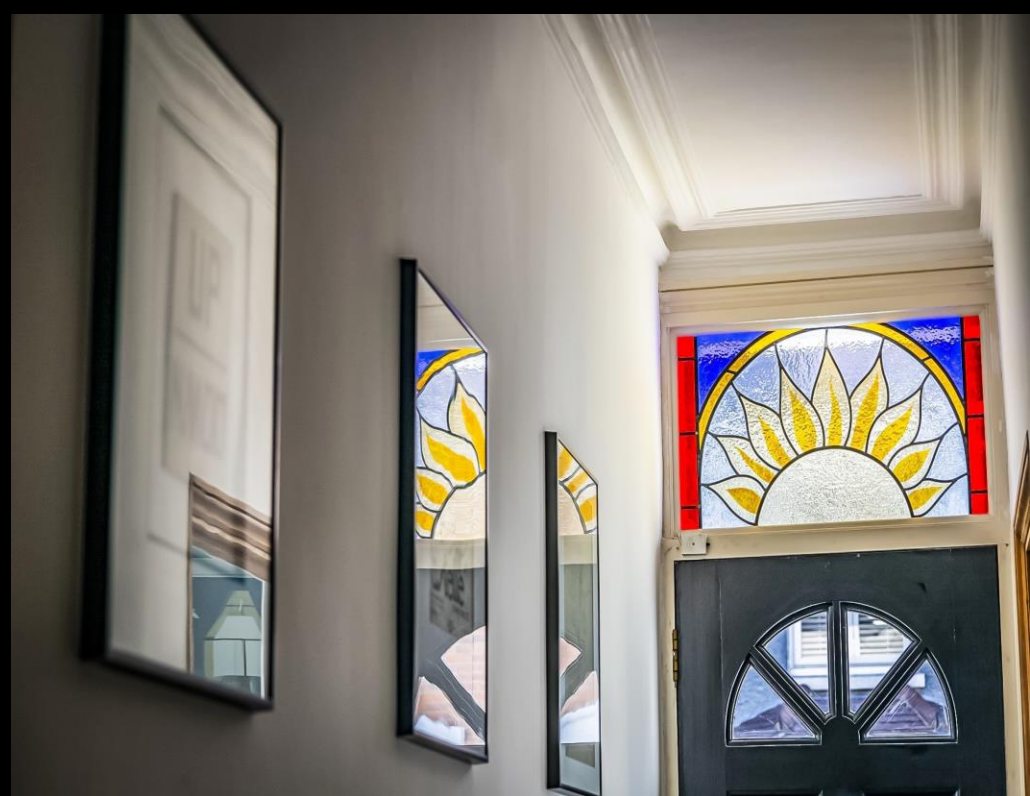
Material Information:

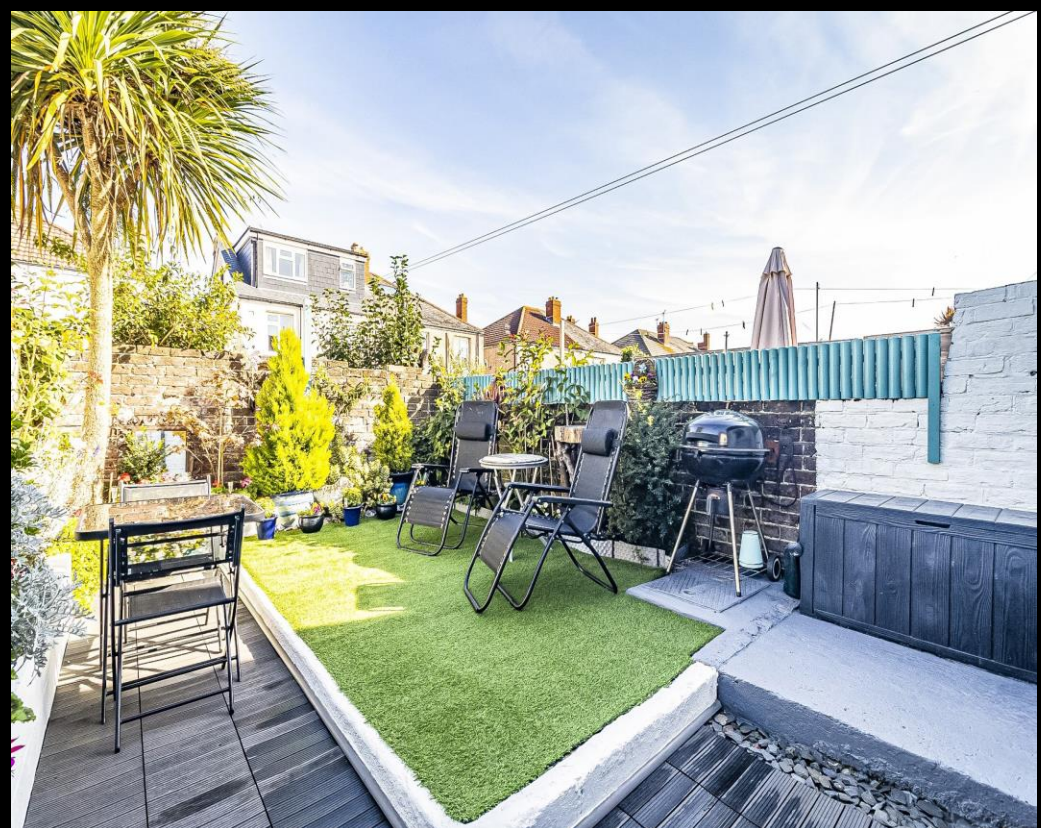
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice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



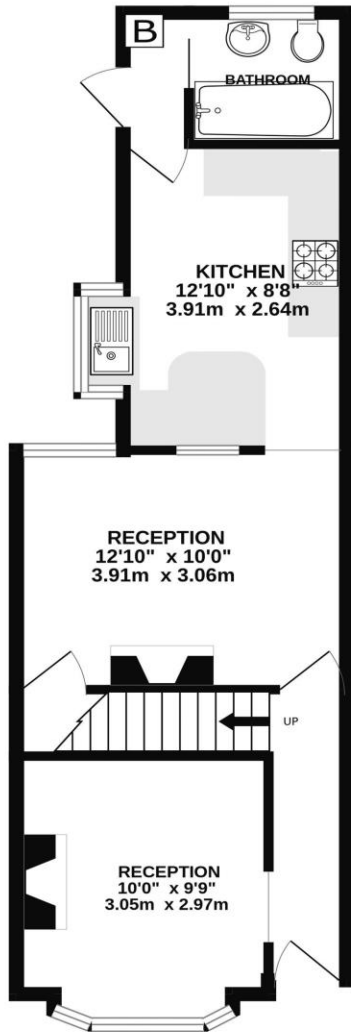
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

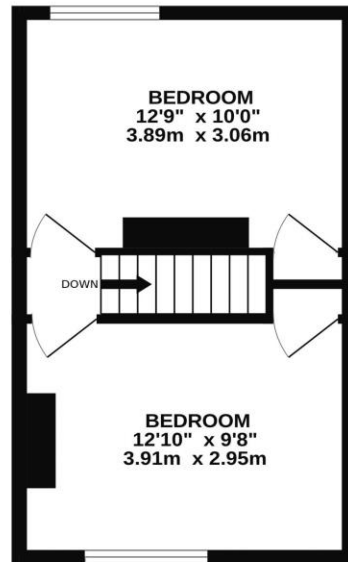




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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