



FOR SALE

£485,000

8 Edmund Road,
Southsea, PO4 0LL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Situated in Central Southsea and in extremely close proximity to Bars, restaurants and shops at Albert Road is this substantial family home. The property is set over 3 floors and offers 5 double bedrooms with 2 bathroom facilities along with a downstairs cloakroom. The accommodation also benefits in having an impressive kitchen dining space to the rear overlooking the South facing rear garden. There is a large sitting room to the front which along with a utility room completes the accommodation to the ground level. In the current market the offer of vacant possession and no forward chain are sure to be an attractive proposition for any potential purchaser. For all viewing arrangement please call the team at Lawson Rose.

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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

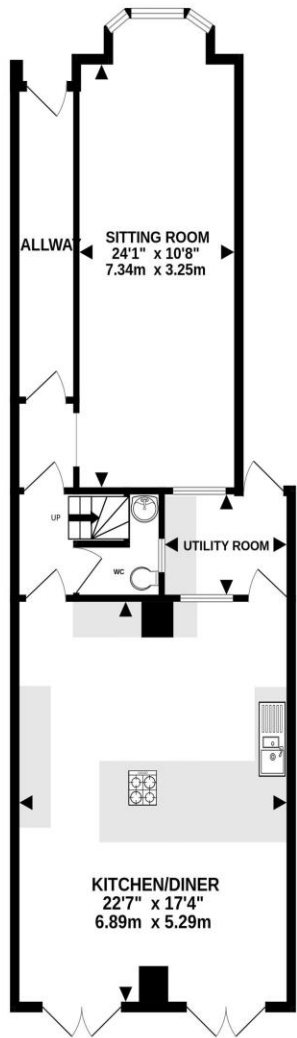


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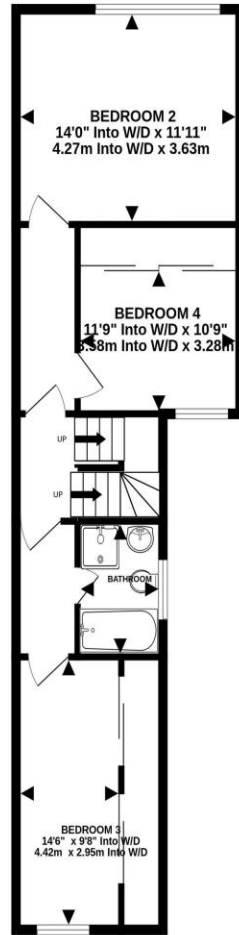




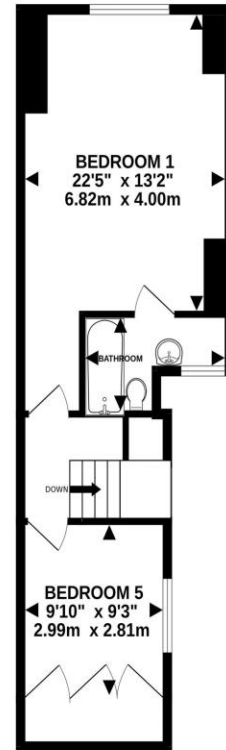
GROUND FLOOR



1ST FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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