



FOR SALE

£290,000

99 Westfield Road,
Southsea, PO4 9EP.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

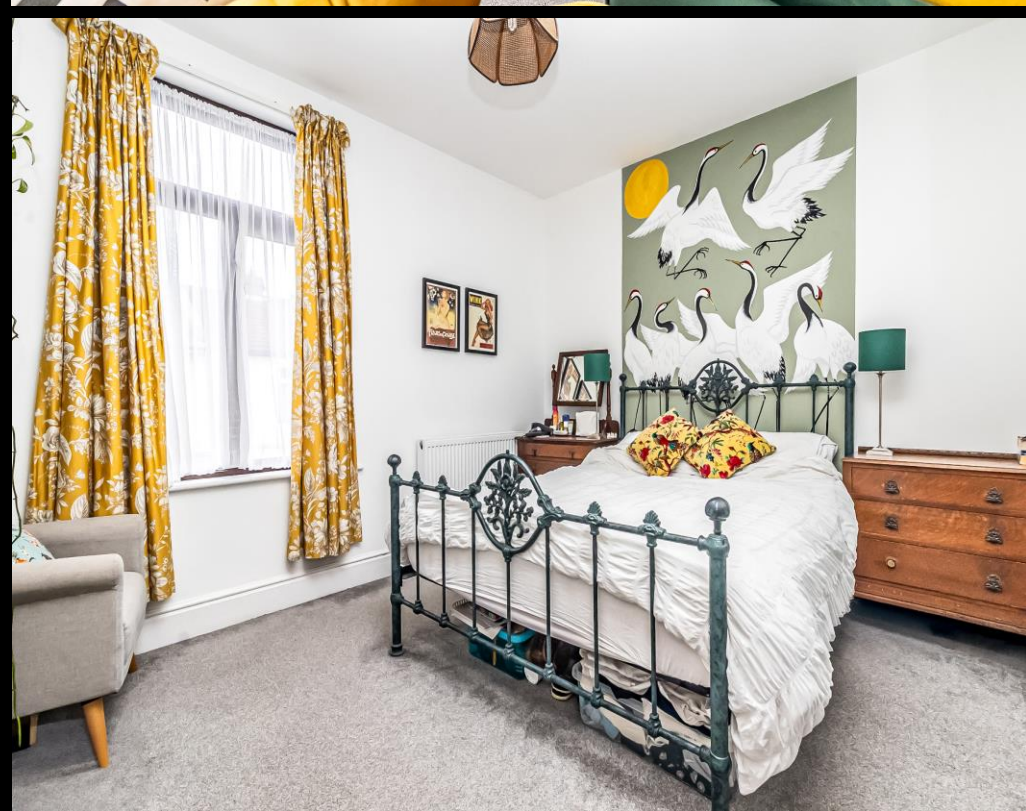
This beautifully presented three-bedroom bay & forecourt property is found in the popular Westfield Road in Southsea. Having been thoughtfully updated and modernised by the current owners, this home perfectly blends contemporary style with original character, creating a warm and inviting environment. As you step inside, off the hallway is an impressive living room, complete with a large bay window that fills the space with natural light, and a charming feature fireplace. The real heart of the home is the stunning open-plan kitchen/dining area, offering an ideal space for family gatherings and entertaining. A doorway from here leads out to a delightful, enclosed, south-facing rear garden, perfect for enjoying the outdoors in a low-maintenance setting. The first floor accommodates three well-sized bedrooms, each offering plenty of light and space, alongside a modern, contemporary family bathroom suite. The property is double-glazed and gas centrally heated throughout, plus the forecourt has been recently updated, adding to the property's attractive curb appeal. An internal viewing is highly recommended to fully appreciate all that this home has to offer. For further information or to arrange a viewing, 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)

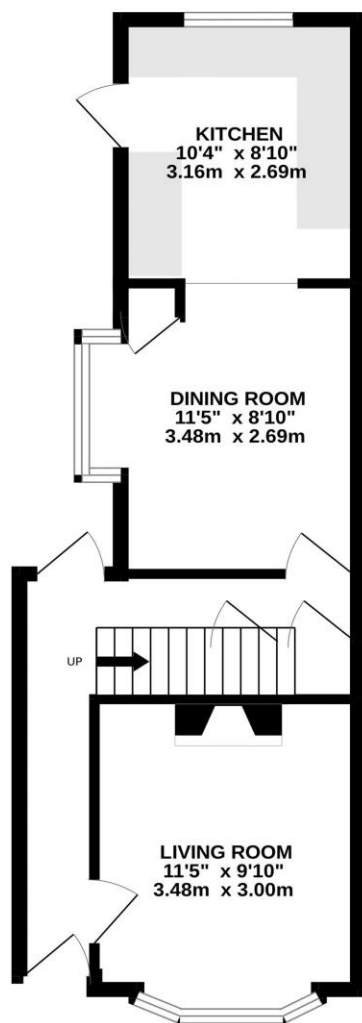


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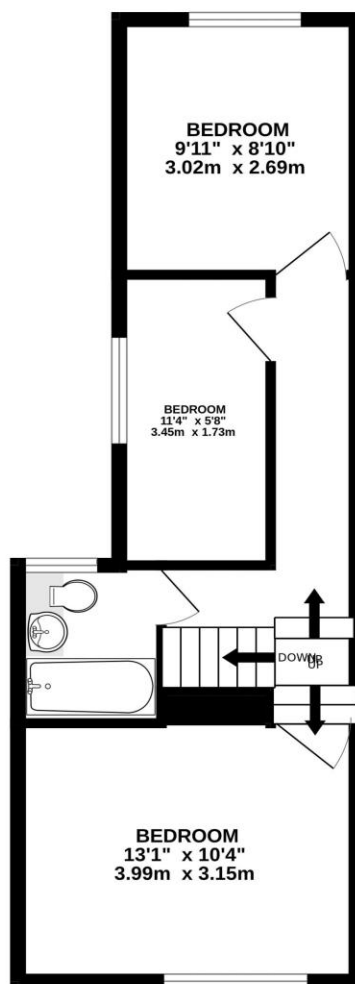




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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.