



FOR SALE

Offers in Excess of £250,000

45 Seafield Road,
Portsmouth, PO3 5AR.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

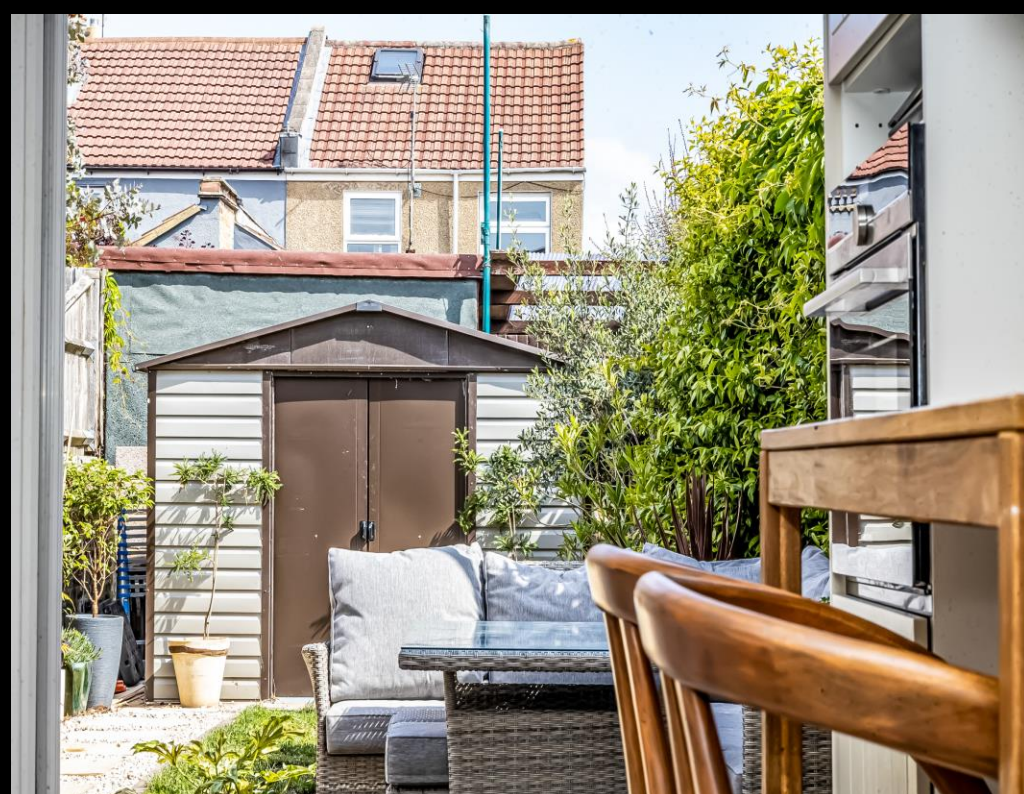
Located on Seafield Road in Copnor, this beautifully presented three-bedroom end-of-terrace home seamlessly combines charming period features with contemporary design. Ideal for first-time buyers or growing families, the property offers well-appointed living throughout. Step inside to find a bright and airy front reception room, bathed in natural light from a large bay window and complemented by an elegant feature fireplace. A second, formal reception room provides additional living or dining space, leading into a stylishly fitted kitchen complete with double doors that open directly into a generously sized, enclosed rear garden—perfect for entertaining or relaxing outdoors. Upstairs, the property boasts three well-proportioned bedrooms, including a spacious master with built-in wardrobes, along with a sleek, modern family bathroom. The home benefits from double glazing and gas central heating throughout, while the rear garden also features a large storage shed for added convenience. A wonderful blend of charm, comfort, and practicality in a desirable location—contact Lawson Rose today to arrange your internal viewing.

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.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

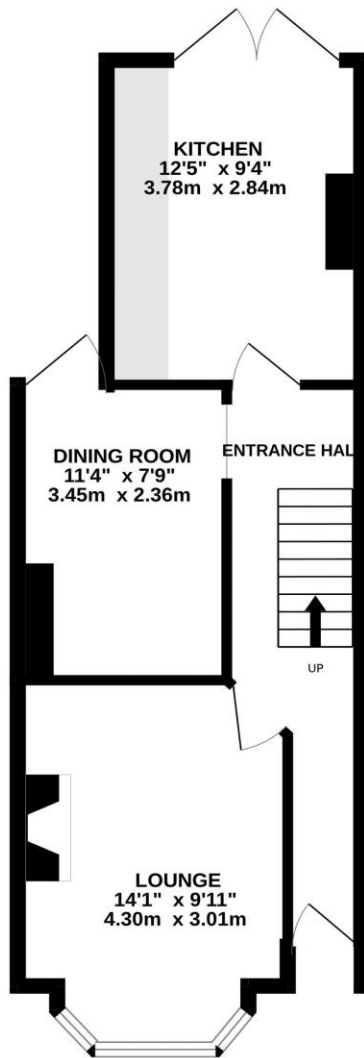


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131 Winter Road, Southsea, PO4 8DS

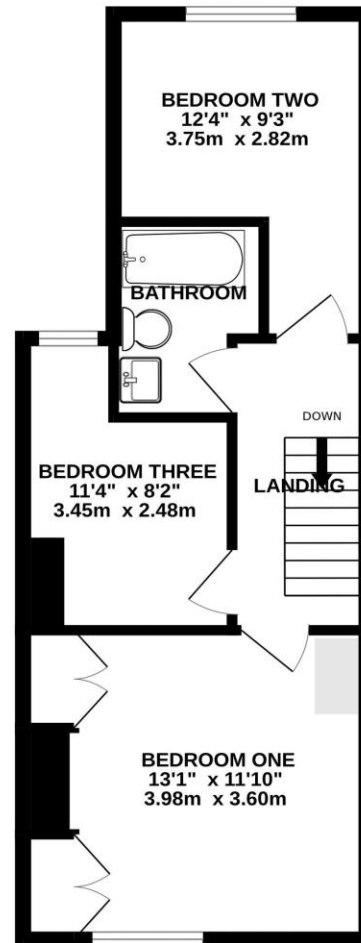




GROUND FLOOR



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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