



FOR SALE

Offers in Excess of £230,000

100 Londesborough Road,
Southsea, PO4 0EX.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Located on the popular Londesborough Road in Southsea, this well-presented two-bedroom terraced property offers a fantastic opportunity for first-time buyers or growing families alike. Benefiting from a thoughtful layout and key updates, the home includes a ground floor bathroom and a first-floor en-suite shower room, adding both comfort and convenience. Internally, the property boasts two separate reception rooms, a rear fitted kitchen, and a generously sized bathroom—part of a significant renovation and extension completed in 2009, which also added the en-suite to the master bedroom. In addition to the spacious principal bedroom, there is a second well-proportioned double bedroom. Outside, you'll find a 27ft enclosed rear garden, designed for low maintenance and perfect for relaxing or entertaining. With easy access to local amenities and just a short distance from Fratton Station, the location combines both convenience and community appeal. In our opinion, this is a superb opportunity not to be missed. For further details 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)

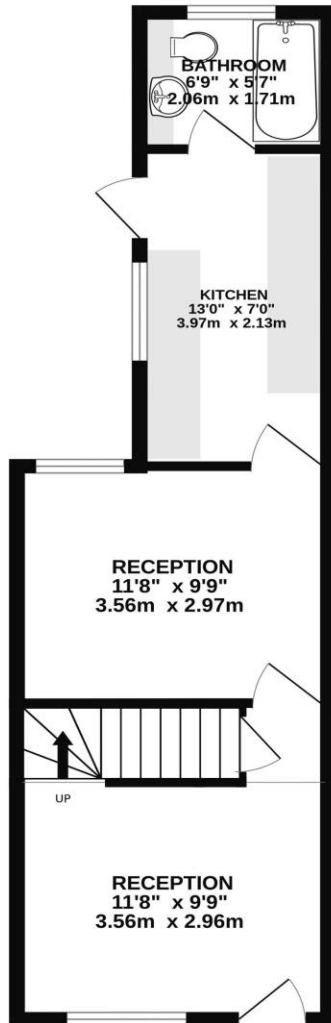


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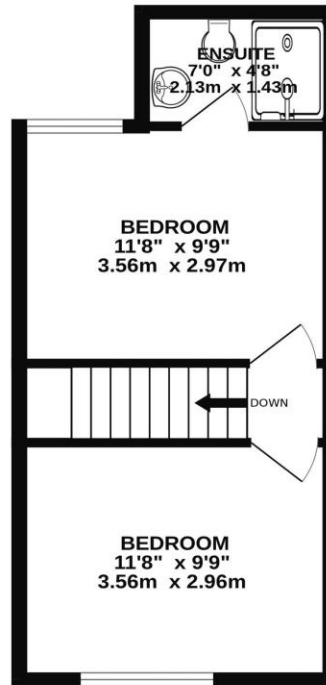




GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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.