



# FOR SALE

**£385,000**

4 Chevening Court,  
Southsea, PO4 8SW.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

A semi-detached house located in a quiet cul-de-sac, making it an appealing option for those seeking a peaceful residential area. It offers several key features, such as off-road parking, water an integral garage, and a well-maintained, sizable rear garden with side access. The ground floor includes a W/C, dining room, living room, a fitted kitchen, and water softener for the entire property. While the first floor consists of three bedrooms and a family bathroom. The property is conveniently located close to the open spaces of Milton Common and Langstone Harbour, adding to its appeal. Due to the popularity of properties like this, potential buyers are encouraged to contact Lawson Rose to arrange a 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: Off Road Parking and Integral Garage
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Very Low Risk (Stated on the Gov.uk portal)

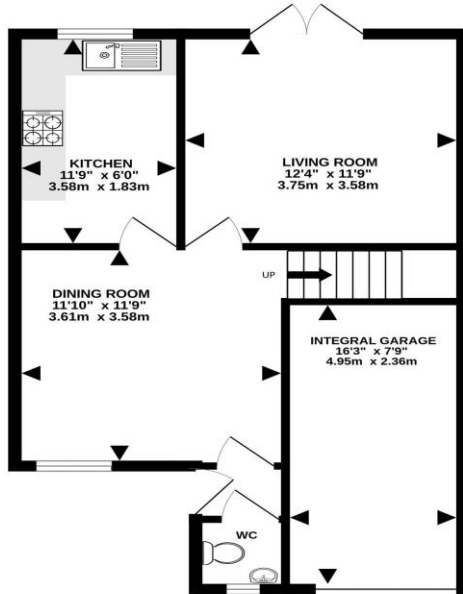




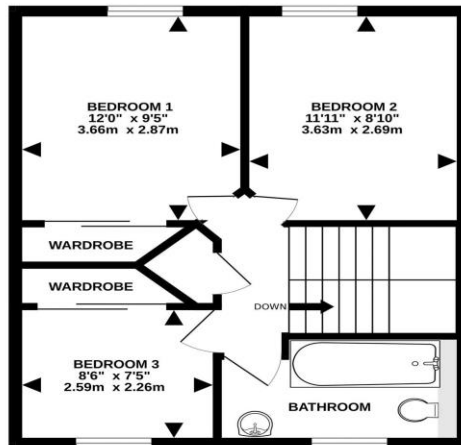




GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.1 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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EPC TO GO HERE

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



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