



# FOR SALE

**£275,000**

116 Westfield Road,  
Southsea, PO4 9ET.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Located on the ever-popular Westfield Road in Southsea, this charming three-bedroom bay & forecourt property is offered with no forward chain and makes for an ideal first-time or family home. Beautifully presented throughout, the ground floor boasts a stylish sitting room with a generous bay window, flooding the space with natural light. To the rear, a modern open plan kitchen/dining area provides the perfect setting for entertaining or relaxing with family and friends. Upstairs, the property offers three well-proportioned bedrooms, two of which are doubles with built-in wardrobes, along with a contemporary, fully fitted bathroom suite. Additional benefits include gas central heating, double glazing throughout, and a low-maintenance, enclosed rear garden. With its combination of style, space and convenience, this home represents a fantastic opportunity in a sought-after Southsea location. 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

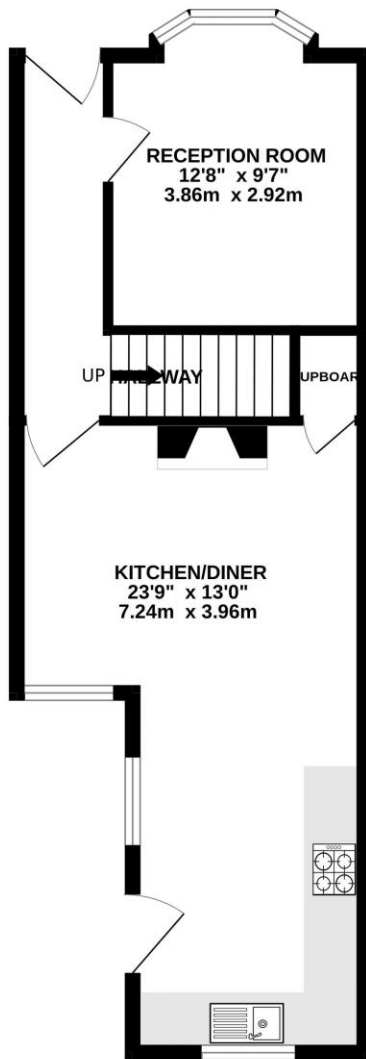




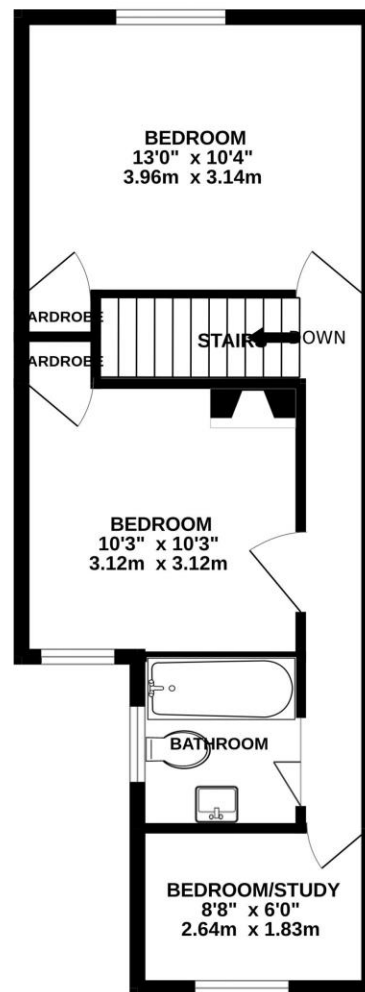




GROUND FLOOR



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