



FOR SALE

£280,000

178 St. Augustine Road,
Southsea, PO4 9AE.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

Situated on the popular St. Augustine Road in Southsea, this three bedroom, bay & forecourt property could make for an ideal first time or family home. Upon entering, off the hallway is a spacious living room with a large bay window and a separate secondary reception room perfect for a dining room. Moving through is a light, airy open kitchen/ breakfast room with double doors opening into the well kept 22FT enclosed rear garden. The first floor then provides three good sized bedrooms alongside a fitted bathroom suite and a handy separate W.C. A great opportunity in our opinion and we highly recommend an internal viewing to appreciate all the home has to offer. For further information or to request a time to view, please contact the Lawson Rose sales office today.

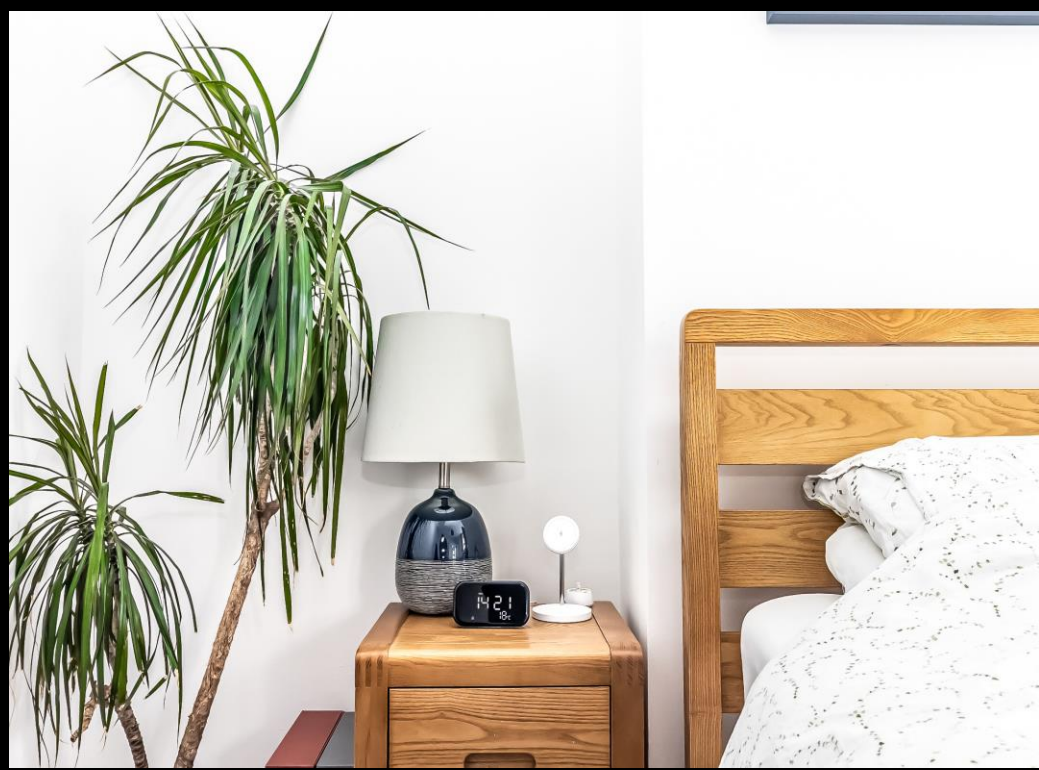
Material Information:

- 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)

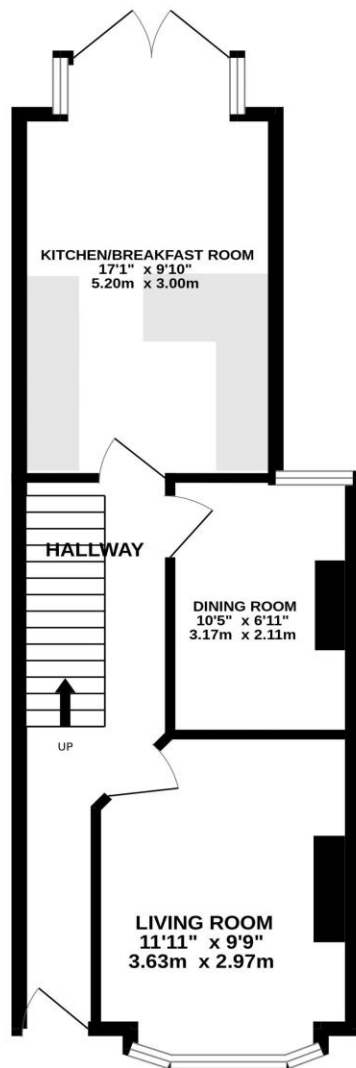


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

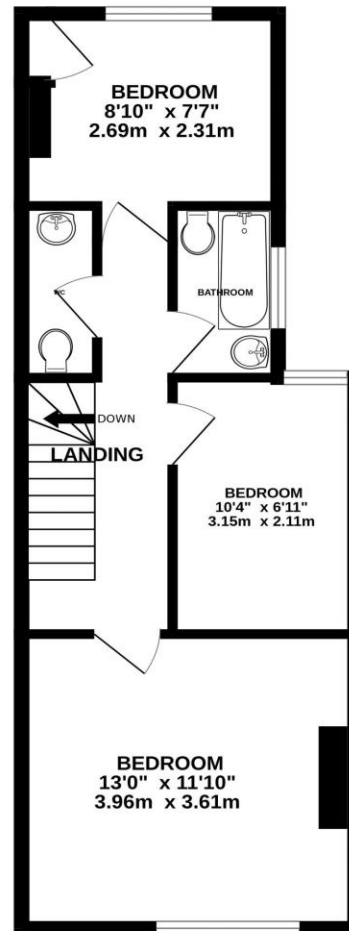




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	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.