FOR SALE

£230,000

31 Sutherland Road,
Southsea, PO4 0EY.

Tenure: Freehold

ESTATE AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Situated on the popular Sutherland Road, this bay & forecourt, two-bedroom terraced home offers well-proportioned living space and is perfectly placed in the heart of Southsea—an ideal opportunity for first-time buyers. The property features two generous, separate reception rooms, a fitted kitchen overlooking a west-facing enclosed rear garden, and a fitted upstairs bathroom suite. With its central location, character features, and potential to add your own stamp, this property is not to be missed. For more information or to arrange a viewing, please contact the Lawson Rose sales team 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, 02 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

KITCHEN
11'6" x 7'4"
3.51m x 2.23m

DINING ROOM
12'0" x 9'7"
3.67m x 2.92m

UP

LIVING ROOM
12'0" x 9'1"
3.67m x 2.77m

BATHROOM

BEDROOM
9'7" x 6'2"
2.92m x 1.89m

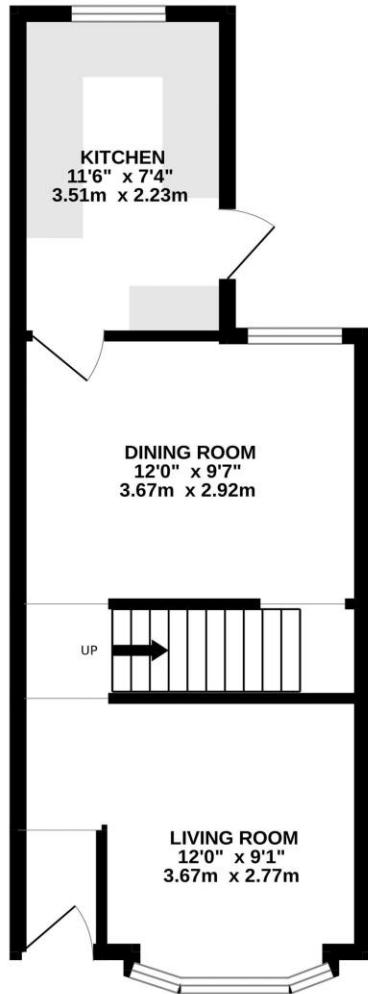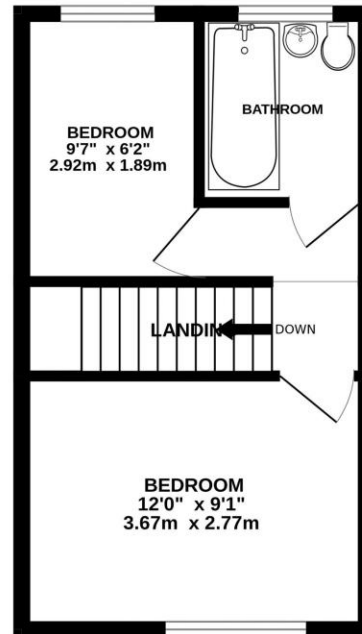**LANDING** ← DOWN

BEDROOM
12'0" x 9'1"
3.67m x 2.77m

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