



FOR SALE

£240,000

28 Eastney Road, Eastney,
Southsea, PO4 9HY.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

No Forward Chain! This two-bedroom, terraced property benefits from a large upstairs bathroom and is offered with no forward chain. Situated on Eastney Road, the accommodation provides a spacious, bright and airy open-plan living space alongside a modern fitted kitchen/breakfast room, complete with a door opening out to a sizeable, mature, enclosed rear garden. The first floor offers two generously sized double bedrooms and a large, fitted bathroom suite. In our opinion, this property represents a fantastic opportunity for a first-time buyer or buy-to-let investor. Being approximately a 10-minute walk to the seafront, we anticipate strong interest. For further information or to arrange a viewing, please contact the Lawson Rose sales team today.

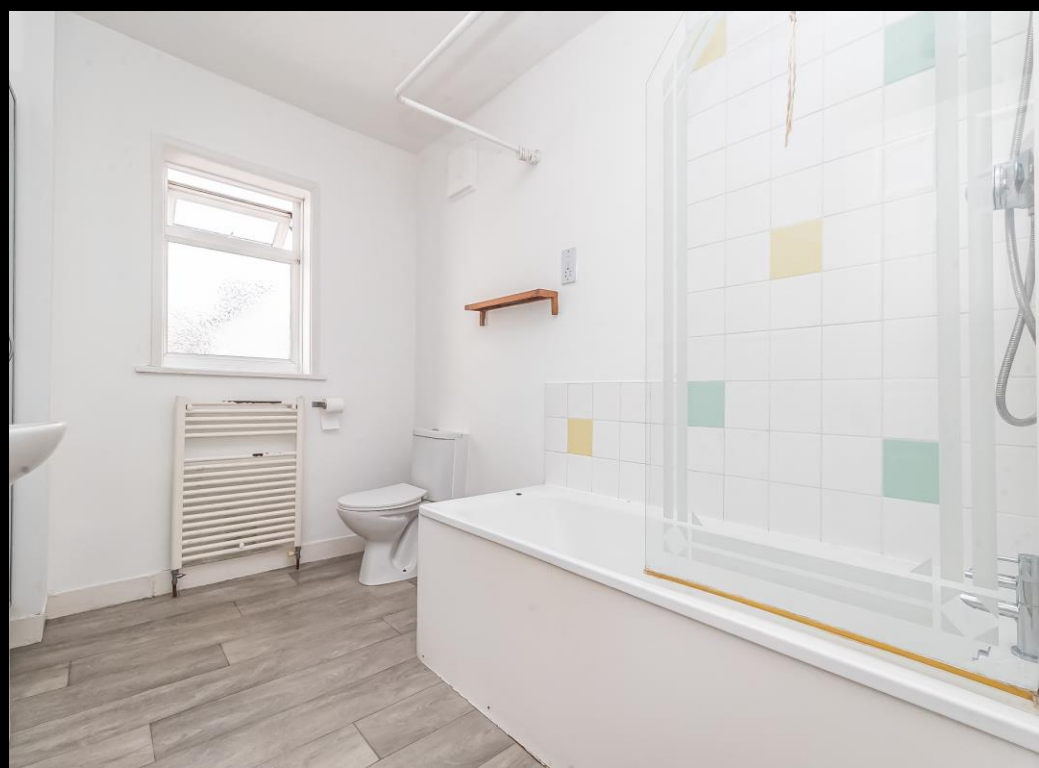
Material Information:

- 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, 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)

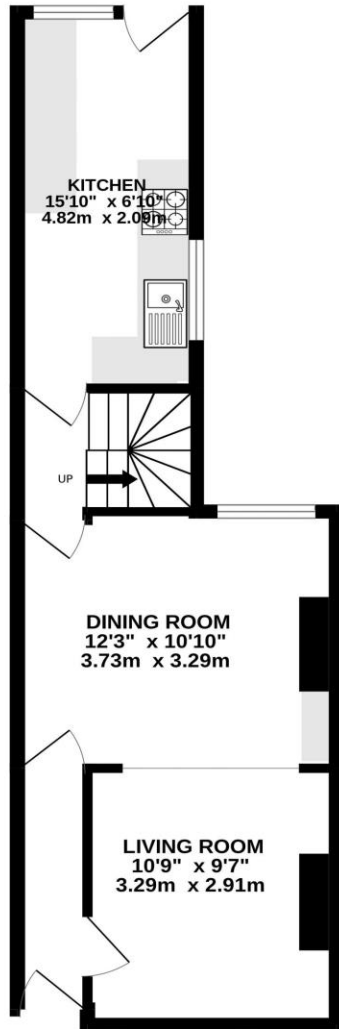


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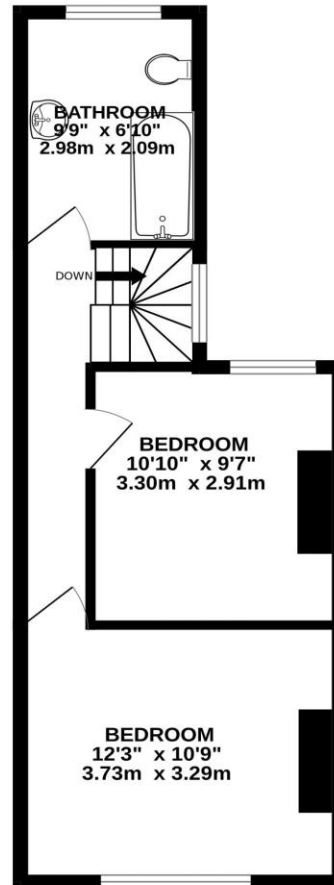




GROUND FLOOR



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		87 B
69-80	C	69 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.