



FOR SALE

£235,000

192 Eastfield Road
Southsea, PO4 9EW

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Offered with no forward chain, this well-proportioned two-bedroom terraced home in Southsea presents a fantastic opportunity for first-time buyers! Located on the ever-popular Eastfield Road, the property offers a welcoming and characterful layout, including two inviting reception rooms—both enhanced by charming original fireplaces—and a fitted kitchen/breakfast room that benefits from a large bay window, creating a light and airy space to dine or entertain. To the rear, you'll find a fitted bathroom suite and a practical conservatory/lean-to area that provides access to the enclosed, low-maintenance garden. There's also a handy utility cupboard for added convenience. Upstairs, the home boasts two generously sized double bedrooms, both featuring built-in wardrobes for excellent storage. With its character features, practical layout, and central location, this home really needs to be seen to be fully appreciated. An internal viewing is strongly recommended—contact the Lawson Rose sales team today to arrange your appointment.

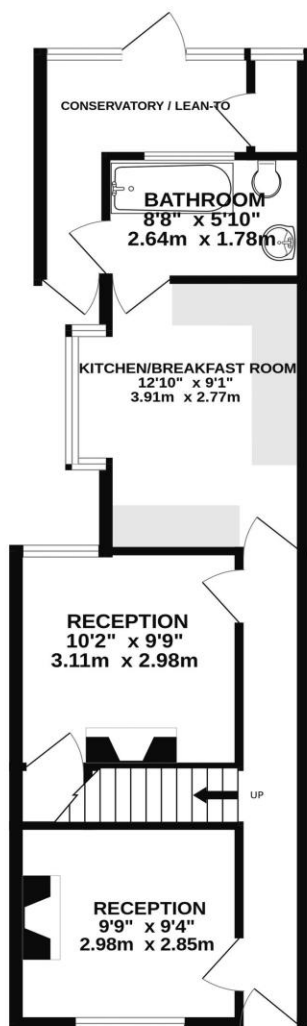
Material Information:

- 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
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

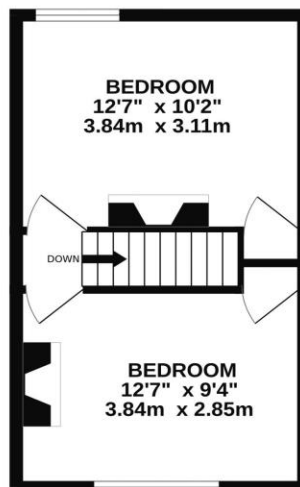




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 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.



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

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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