



FOR SALE

Offers in the Region Of £220,000

80 Mafeking Road,
Southsea, PO4 9BG.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

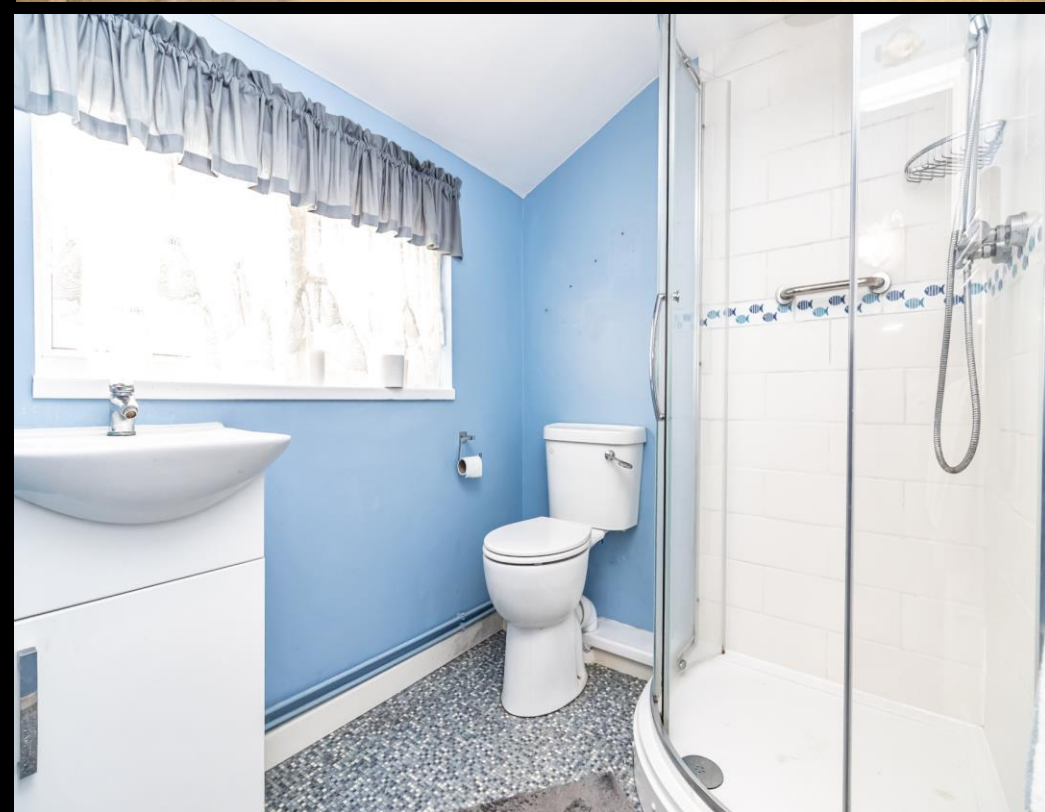
No Forward Chain! This charming two-bedroom bay & forecourt property, conveniently situated near the shops and amenities of Winter Road, offers an exciting opportunity for first-time buyers or investors. While some modernisation is required, the home presents plenty of scope to add value and create a space tailored to your own style. Inside, the accommodation includes a bright and spacious living room with a large bay window, a separate dining room, a fitted kitchen, and a rear shower room. Upstairs, there are two generously sized double bedrooms, both featuring built-in wardrobes. Outside, the property benefits from a low-maintenance, south-facing garden, complete with a brick-built workshop/store—ideal for storage or hobbies. With its great potential and desirable location, early viewing is strongly recommended. For more 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: 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)

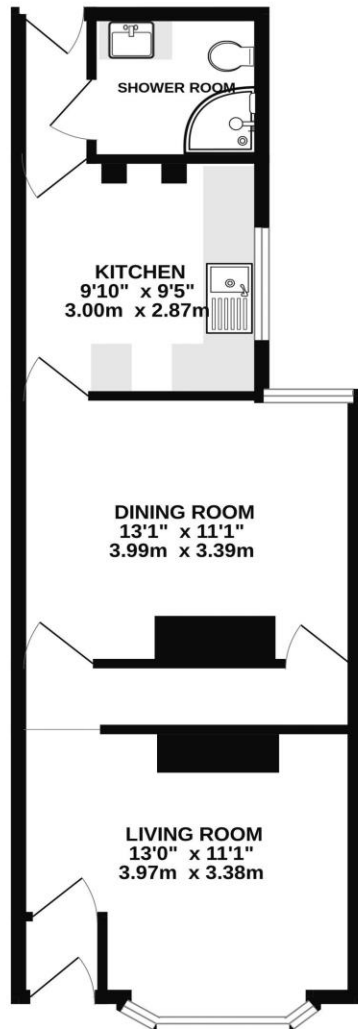


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

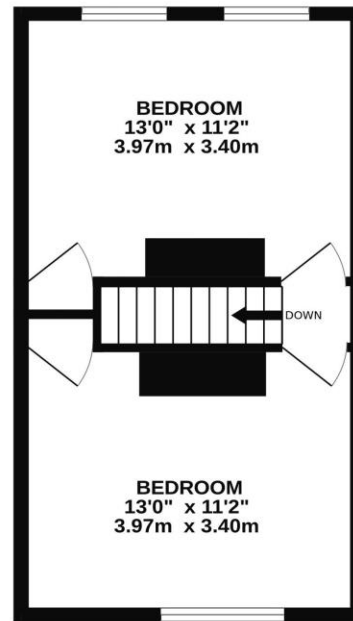




GROUND FLOOR



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.