



# FOR SALE

## £200,000

106d Churchill Court Eastney Road,  
Southsea, PO4 9HZ.

Tenure: Share of Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This stylish and beautifully presented first floor maisonette comes complete with a share of the freehold and the rare advantage of secure garage parking! Perfectly positioned along Eastney Road, moments from local amenities and the open spaces of Bransbury Park, this home would, in our opinion, make an ideal first-time purchase or convenient Southsea base. Upon entering, the inviting hallway leads to a modern, well-appointed kitchen/breakfast room and a spacious, tastefully decorated living room — ideal for relaxing or entertaining. Upstairs, there are two generous double bedrooms, both featuring built-in wardrobes, along with a stylish contemporary bathroom suite. Externally, residents enjoy access to a communal balcony, secure gated entry to the parking area and garage, plus a large private storage area. We highly recommend arranging an internal viewing to fully appreciate all this lovely property has to offer. For more information or to book a viewing, please contact the Lawson Rose sales team today.

### Material Information:

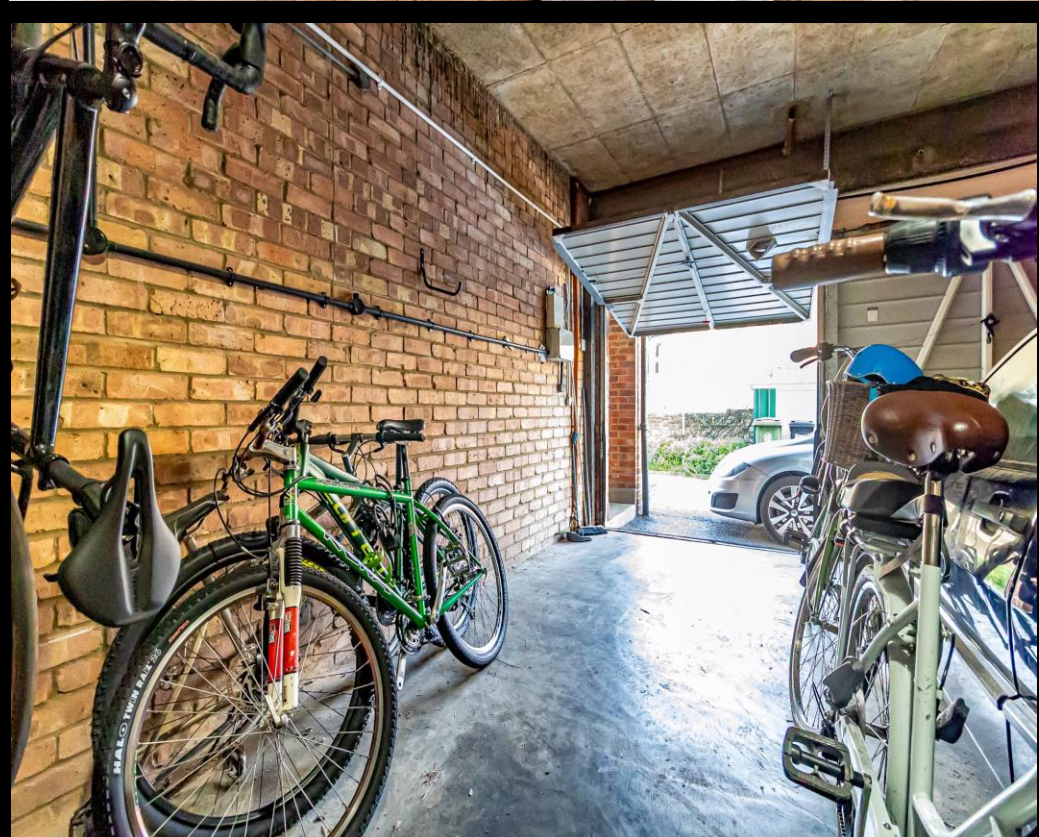
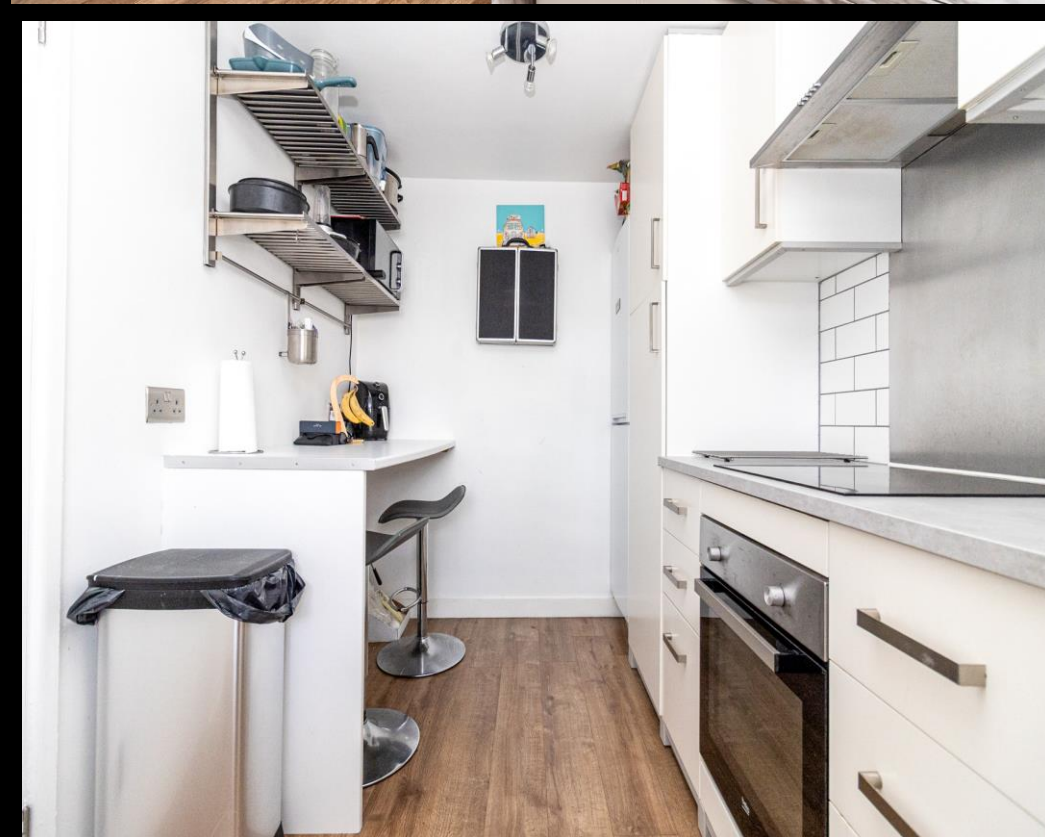
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Garage Parking & Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

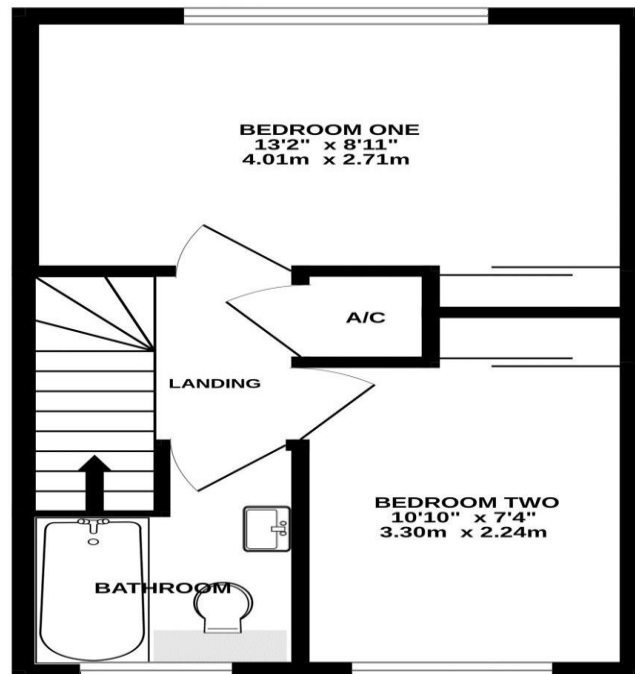
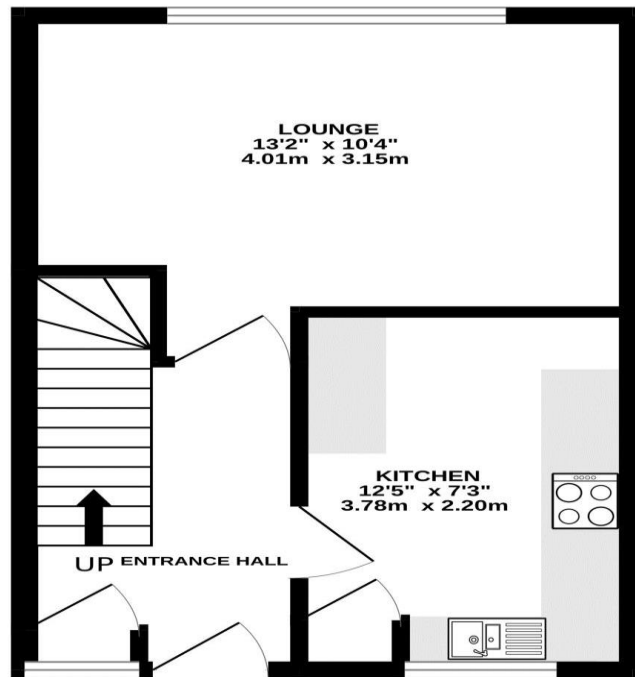
- Tenure: Share Of The Freehold
- Term: beginning on and including 19 March 2020 and ending on and including 15 March 2158 – 132 Years Remaining
- Service Charge: £ 100 P/M
- Ground Rent: N/A



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 62 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.