



FOR SALE

£245,000

204 Eastfield Road,
Southsea, PO4 9EW.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Offered to the market with no forward chain, this well-presented terraced bay and forecourt property is situated on the popular residential Eastfield Road in Southsea, making it an ideal first-time or family home. The accommodation begins with a welcoming living room featuring a large bay window and an attractive feature fireplace. Moving through the home is a spacious second reception room, perfectly suited as a formal dining area or additional living space, which in turn leads to a fitted kitchen/breakfast room. To the rear of the property is a smart, stylish and recently fitted bathroom suite. The first floor provides two generously sized double bedrooms, both benefiting from built-in wardrobes. Externally, the property enjoys a low-maintenance enclosed rear garden, ideal for relaxing or entertaining. In our opinion, this is a fantastic opportunity in a highly sought-after location. We strongly recommend an internal viewing to fully appreciate all the home has to offer. For further 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)

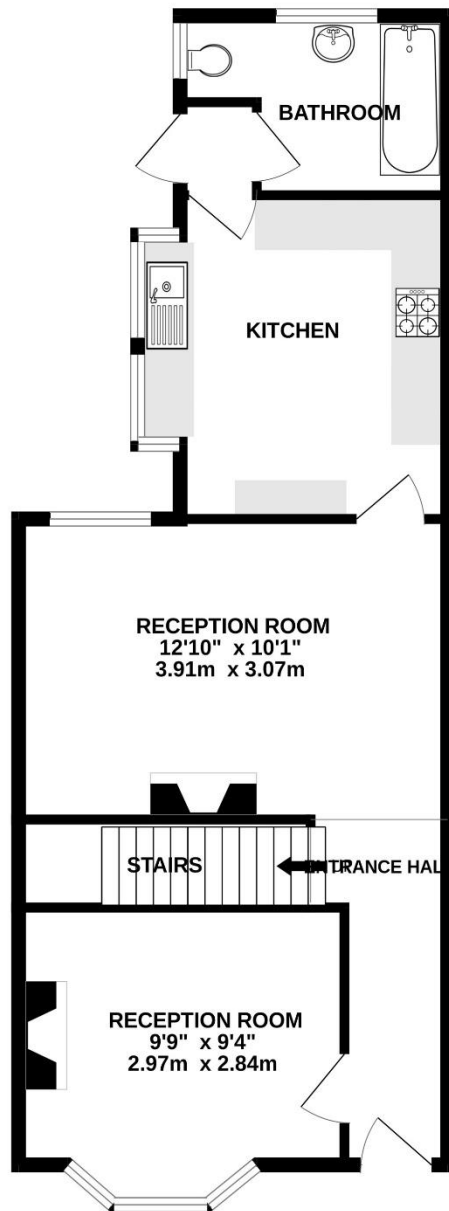


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

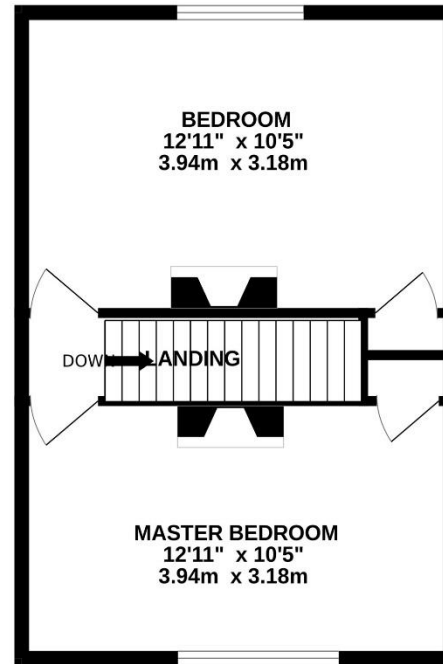




GROUND FLOOR



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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204 EASTFIELD ROAD, SOUTHSEA, PO4 9EW

Energy rating

D

Valid until 24.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.