



FOR SALE

£245,000

204 Eastfield Road,
Southsea, PO4 9EW.

Tenure: Freehold

ESTATE AGENTS


LAWSON
ROSE

PROPERTY DESCRIPTION

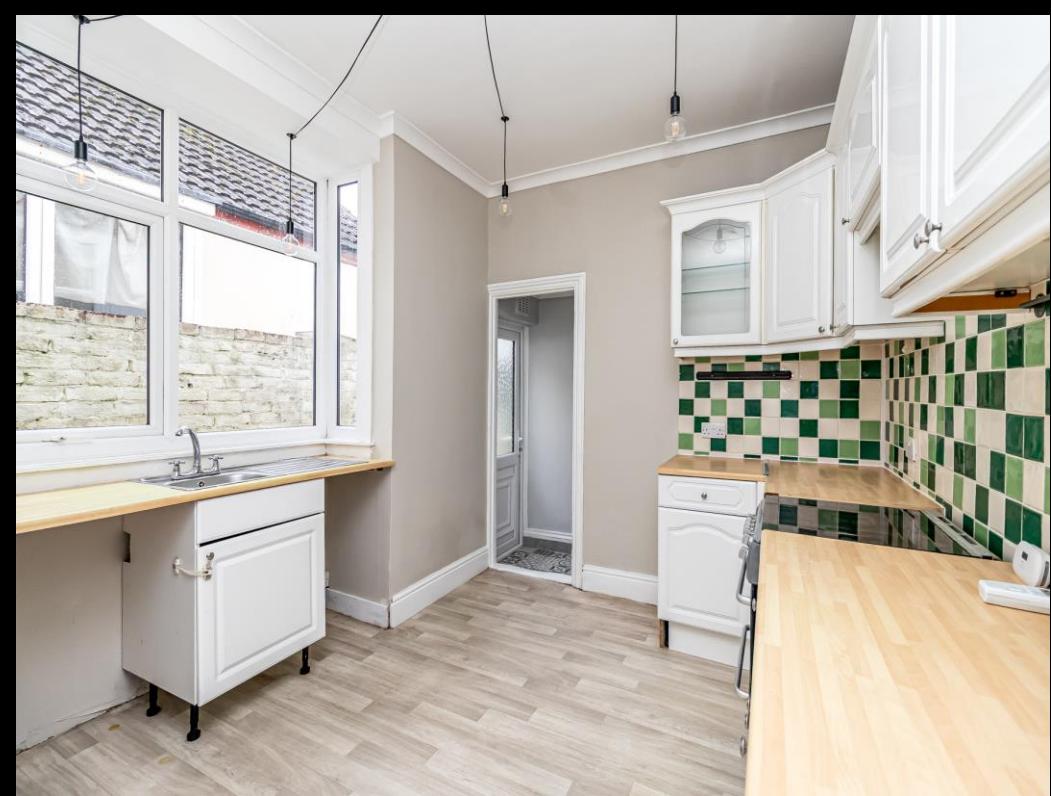
Offered to the market with no forward chain, this well-presented terraced bay and forecourt property is situated on the popular residential Eastfield Road in Southsea, making it an ideal first-time or family home. The accommodation begins with a welcoming living room featuring a large bay window and 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.

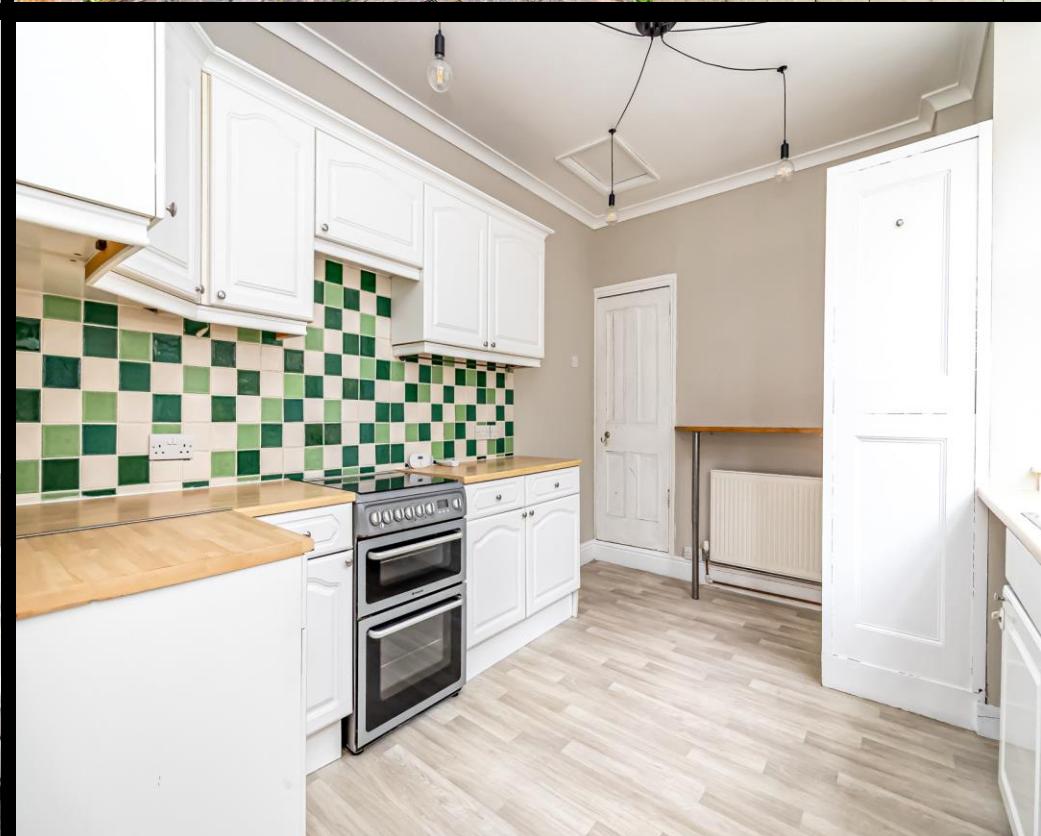
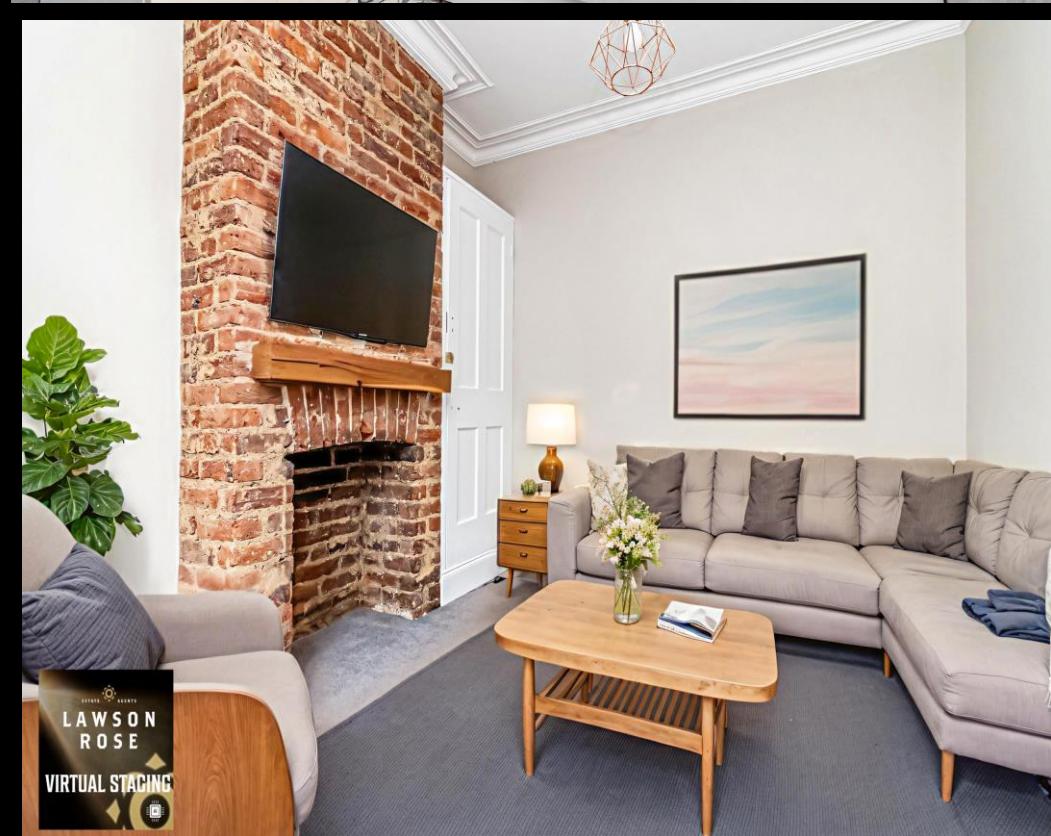
Material Information:

- 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, 02 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)

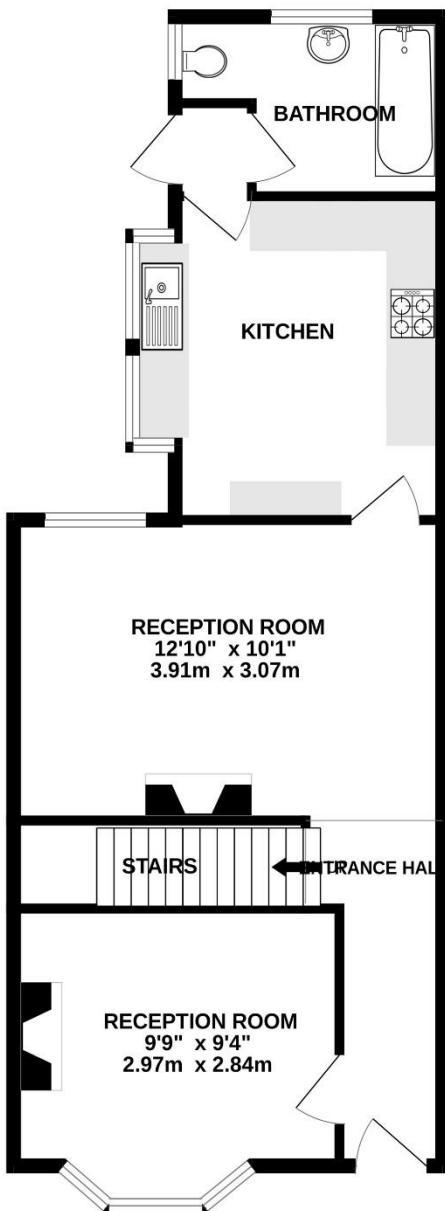


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

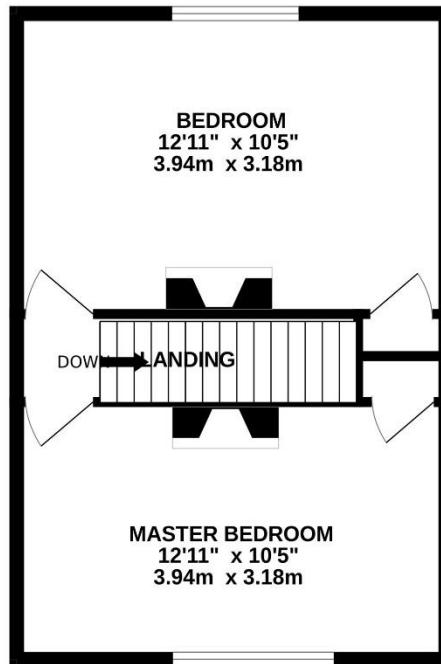




GROUND FLOOR



1ST FLOOR

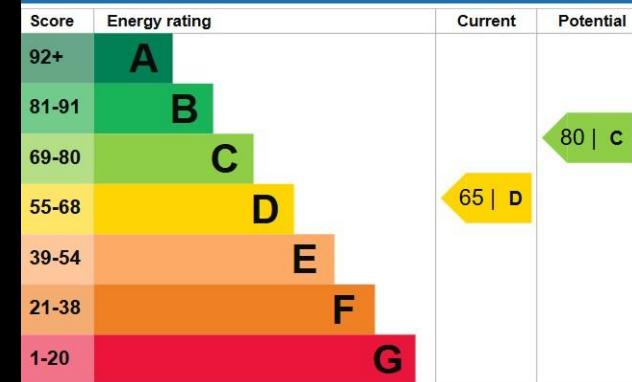


204 EASTFIELD ROAD, SOUTHSEA, PO4 9EW

Energy rating

D

Valid until 24.11.2030



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.