



FOR SALE

£215,000

58 Eastfield Road,
Southsea, PO4 9EN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this two bedroom, bay & forecourt property in the popular Eastfield Road, Southsea. Potentially an ideal first time or investment purchase in our opinion, as the property provides two separate sizeable reception rooms along with a fitted kitchen/ breakfast room and a downstairs bathroom suite. The first floor then provides two good sized double bedrooms, both of which have an array of built-in wardrobes. Additionally the home is double glazed and gas centrally heated, plus outside is a rear conservatory that is currently used as a utility space, plus an enclosed 14ft rear garden. We highly recommend an internal viewing to appreciate all the home has to offer, so for further information or to request a viewing, please make contact with the sales team.

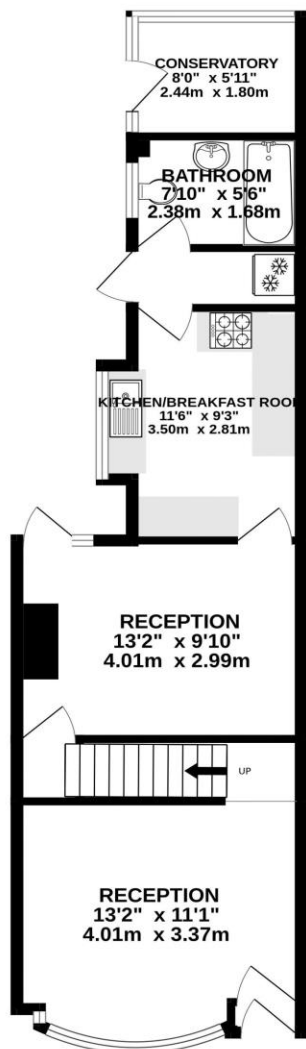
Material Information:

- Construction: Brick built
- Electricity Supply: Alternating Current
- Heating: Gas central Heating
- Water Supply: Water Meter
- 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)
- Historical subsidence was attributed due to drainage – Schedule of Works/ insurance claim available upon request

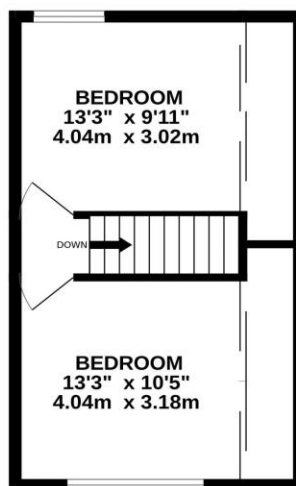




GROUND FLOOR



1ST FLOOR



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

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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