



119 Landguard Road

Southsea, Portsmouth, PO4 9DS

Offers in the region of £235,000



TWO BEDROOM HOME IN SOUTHSEAPERFECT FIRST HOME OR INVESTMENT***NO ONWARDS CHAIN***POPULAR LOCATION***



Offered with NO ONWARDS CHAIN - this recently redecorated two-bedroom mid-terraced home is ideally positioned on the popular Landguard Road, making it an appealing choice for first-time buyers, investors and those looking to downsize. With the beach, beachfront cafés, Canoe Lake, local parks, Eastney High Street and excellent transport links all within easy reach, the location offers a great balance of everyday convenience and coastal living.

The ground floor provides a practical and well-proportioned layout, with two separate reception rooms offering plenty of flexibility. The front lounge provides a comfortable principal living space, while the rear reception room, positioned beyond the staircase, works particularly well as a dining room or second sitting area.

To the rear is a modern fitted kitchen finished in white gloss, offering ample cupboard storage and space for freestanding appliances. A rear door provides direct access to the garden, while the ground floor also benefits from a downstairs WC and useful utility space, adding to the home's practicality.

Upstairs are two bedrooms, complemented by a family bathroom fitted with a shower over the bath. The property is presented in fair condition throughout and has been recently redecorated, allowing the next owner to move in and make it their own without the immediate need for cosmetic works.

Outside, the property benefits from a good-sized south-facing rear garden, which has been thoughtfully landscaped predominantly with patio, alongside established flower beds. The sunny aspect makes this a particularly enjoyable space for outdoor seating, entertaining or simply relaxing during the warmer months.

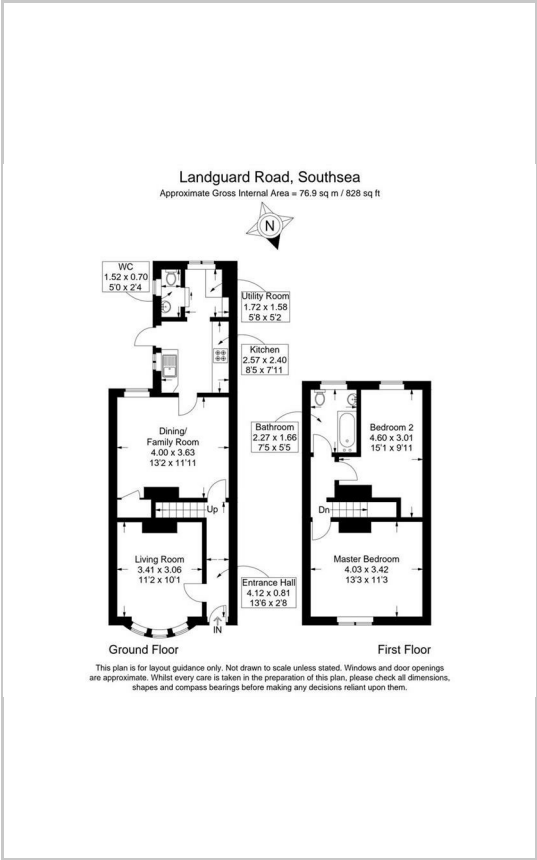
Landguard Road is a popular residential location, particularly with buyers seeking easy access to the coast and local amenities. Eastney High Street is also close at hand, providing a useful range of everyday amenities including a convenience store, bakery, butcher and fish and chip shop, while local transport links provide convenient access to surrounding areas.

Offered with no forward chain and benefiting from MH permit parking, this is a well-located home with plenty to appeal to a range of buyers. An internal viewing is highly recommended to appreciate the accommodation, garden and excellent position for yourself.

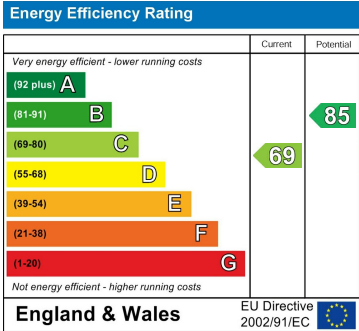
Area Map



Floor Plans



Energy Efficiency Graph



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