

**£240,000**  
**98 Westfield Road**  
Southsea, PO4 9ES



TWO DOUBLE BEDROOM BAY AND FORECOURT HOME IN POPULAR SOUTHSEA SPOT! Located within the ever popular residential pocket of Westfield Road, Southsea, is this traditional bay and forecourt home. Offered to the market with no forward chain, the property would make an ideal home for an owner or investment purchaser alike. The ground floor accommodation briefly offers; entrance lobby, two reception rooms, fitted kitchen and family bathroom suite. To the first floor, you will find two double bedrooms, both with fitted wardrobes. A good sized rear garden, gas central heating and double glazing complete this home. Viewings can be arranged by contacting the Southsea office.





**ENTRANCE** Paved forecourt, door to:-

**LOUNGE** 12' 4" x 13' 1" (3.76m x 4.01m) Double glazed bay window to front elevation, laminate flooring, radiator, built-in cupboard, exposed staircase to first floor landing.

**DINING ROOM** 9' 8" x 13' 1" (2.97m x 4.01m) Double glazed window to rear elevation, electric fireplace, built-in cupboard, radiator, opening to:-

**KITCHEN** 9' 10" x 10' 11" (3.01m x 3.34m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, freestanding cooker, sink and drainer with mixer tap, space for fridge/freezer, space for dishwasher, tiled flooring, double glazed bay window to side elevation, door to:-

**LOBBY** Space and plumbing for washing machine, double glazed door to garden.

**BATHROOM** 5' 2" x 8' 10" (1.60m x 2.70m) Corner bath with central tap and shower attachment. pedestal mounted wash basin, low level WC, tiled to principal areas, wall mounted combination boiler, double glazed window to side elevation.

**FIRST FLOOR LANDING** Doors to both bedrooms.

**BEDROOM ONE** 9' 8" x 13' 2" (2.96m x 4.03m) Double glazed window to front elevation, carpeted, built-in wardrobes.

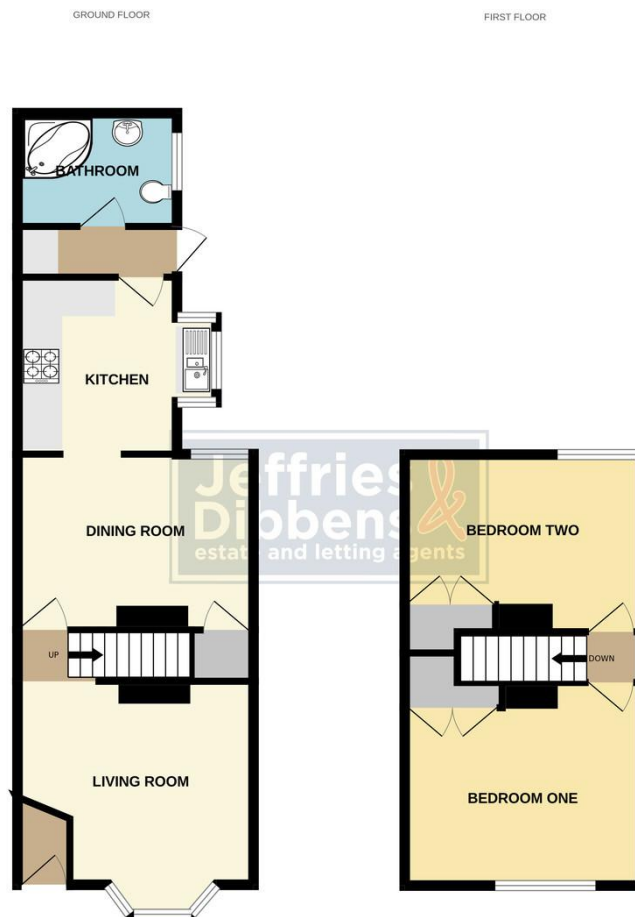
**BEDROOM TWO** 10' 3" x 13' 2" (3.13m x 4.03m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

**GARDEN** Laid to paving, enclosed by wooden fencing.

**LEAN-TO** Light and power.







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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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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