



FOR SALE

£245,000

51 Eastfield Road,
Southsea, PO4 9EJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This smartly presented two-bedroom bay and forecourt home is conveniently located close to local amenities and would make an ideal first-time purchase. Situated on Eastfield Road in Southsea, the property offers well-balanced and stylish accommodation throughout. The ground floor features an elegant living room with a large bay window and feature fireplace, creating a bright yet cosy space to relax. There is also a secondary reception room, perfectly suited as a formal dining area or additional lounge space, depending on your needs. To the rear of the property is a contemporary fitted kitchen, thoughtfully designed to feel light and airy, along with a fitted bathroom suite positioned at the back of the home. Upstairs, the first floor provides two generously sized double bedrooms, both benefiting from built-in wardrobes, offering excellent storage and practicality. Further advantages include double glazing and gas central heating for year-round comfort. Externally, the property truly shines with its beautifully landscaped, south-facing rear garden — a wonderful, low-maintenance space ideal for relaxing, dining outdoors or entertaining guests in the warmer months. Given the presentation, garden and popular location, we highly recommend an internal viewing to fully appreciate all this charming 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)

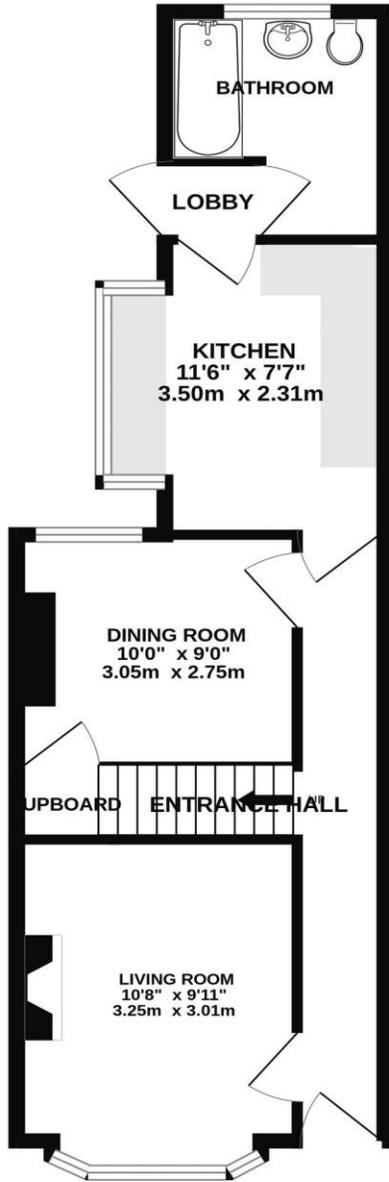


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

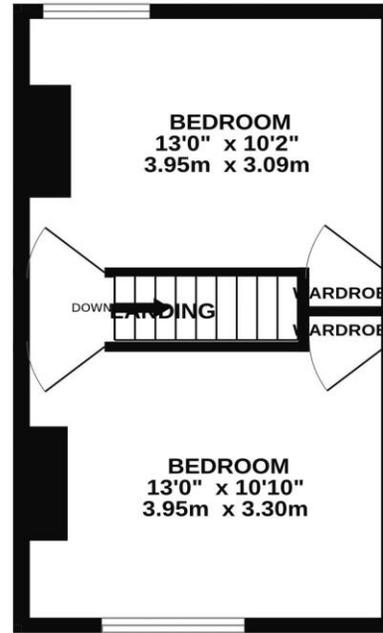




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 c |
| 55-68 | D | 62 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.

TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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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