



**FOR SALE**

**£299,950**

69 Chetwynd Road,  
Southsea, PO4 0LZ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This substantial and characterful three-bedroom bay & forecourt property, set in the heart of central Southsea, presents a fantastic opportunity to acquire a spacious family home, offered to the market with no forward chain. Situated on Chetwynd Road, just moments from the vibrant amenities of Albert Road, the property boasts generous and versatile accommodation throughout. Upon entering, you are welcomed into a bright and inviting living room, complete with a large bay window that allows natural light to pour in, creating a warm and homely atmosphere. In addition, there are two further reception rooms—one ideally suited as a home office, playroom or snug, and a third reception space perfect for use as a formal dining room, making it ideal for both everyday living and entertaining. To the rear of the property is a fitted kitchen which provides access out to a well-maintained, low-maintenance rear garden. The garden also benefits from an external/downstairs W.C., adding a practical touch to the outdoor space. Upstairs, the first floor offers three generously sized double bedrooms, all providing excellent space and flexibility. The sizeable four-piece family bathroom suite is accessed via the third bedroom, offering a unique layout with plenty of potential for reconfiguration if desired. Overall, this is a great-sized home with an abundance of space and potential, perfectly suited to growing families or those looking to put their own stamp on a property in a sought-after location. We highly recommend an internal viewing to fully appreciate all that is on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

### Material Information:

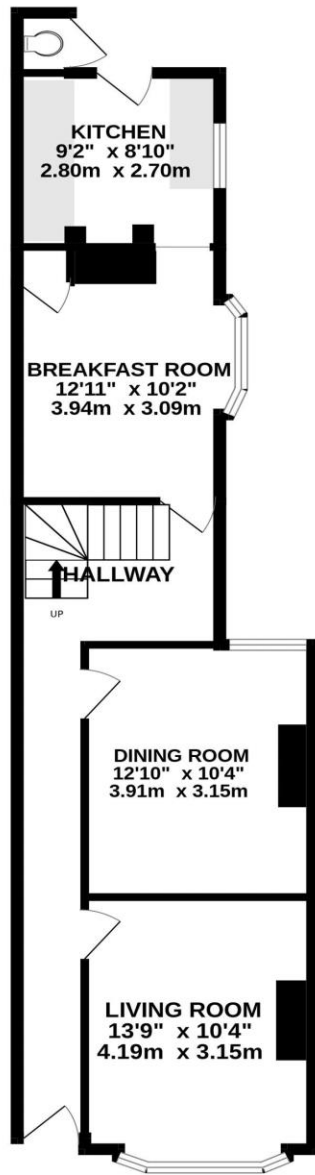
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



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