

**£250,000**  
**23 Westfield Road**  
Southsea, PO4 9EP

**TWO DOUBLE BEDROOM HOME WITH SOUTH-FACING GARDEN & NO FORWARD CHAIN!** Situated along Westfield Road, a popular residential location within walking distance of the seafront, this attractive bay and forecourt property is well presented throughout. The ground floor accommodation comprises a bright living room, a separate dining room with sliding doors opening onto the rear garden, and a fitted kitchen. To the first floor are two generously sized double bedrooms and a modern family bathroom suite. A standout feature of the property is the low maintenance, south facing rear garden boasting a grape vine and fruit tree. Additional benefits include gas central heating and double glazing, and close proximity to Bransbury Park, local shops and transport links. We would strongly advise an internal viewing at your earliest opportunity.

**2**   
**1**   
**2** 







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

**PORCH** Double wooden doors to:-

**LOUNGE** 13' 5" into bay x 12' 10" (4.11m x 3.93m) Double glazed bay window to front elevation, radiator, laminate flooring, feature fireplace, opening to:-

**DINING ROOM** 16' 9" x 8' 10" (5.12m x 2.70m) Double glazed sliding doors to garden, laminate flooring continued, radiator, under stair cupboard, door to:-

**KITCHEN** 10' 5" x 8' 10" (3.20m x 2.70m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl corner sink and drainer unit, space for fridge/freezer, electric oven and gas hob, space and plumbing for washing machine, wall mounted boiler, double glazed window to rear elevation, double glazed door to garden.

**LANDING** Doors to all rooms, carpeted, loft access.

**BEDROOM ONE** 9' 10" x 12' 10" (3.01m x 3.93m) Double glazed window to front elevation, carpeted, radiator.

**BATHROOM** 7' 6" x 6' 3" (2.29m x 1.93m) Panel enclosed bath with thermostatic mixer over, vanity unit with wash basin and mirrored wall cabinet above, low level WC, radiator, vinyl flooring, obscured double glazed window to rear elevation.

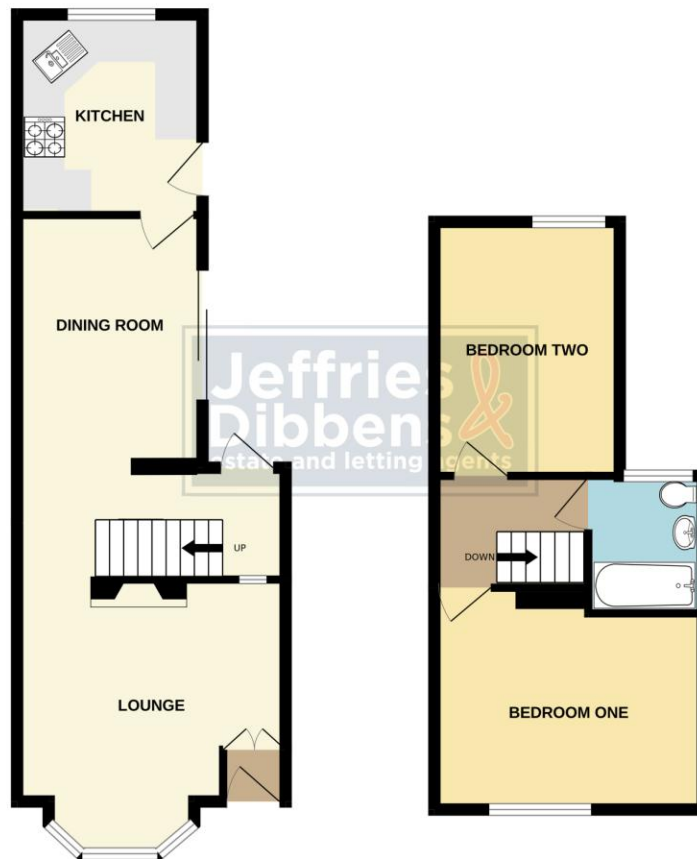
**BEDROOM TWO** 11' 11" x 8' 9" (3.64m x 2.68m) Double glazed window to rear elevation, radiator, carpeted.

**GARDEN** Southerly aspect, laid to artificial lawn and composite decked seating area, shrubs borders, outside tap, enclosed by brick walls.



GROUND FLOOR

FIRST FLOOR



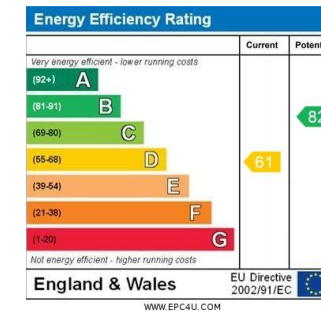
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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