



32 Landguard Road

Southsea, PO4 9DT

Offers in the region of £235,000



TWO DOUBLE BEDROOM WELL PRESENTED MID TERRACED HOMEMODERN BATHROOM & KITCHEN***FANTASTIC SOUTHSEA LOCATION CLOSE TO LOCAL AMENITIES***



Located in a highly sought-after pocket of Southsea, this charming two-bedroom mid-terraced home is an ideal choice for first-time buyers, downsizers, or investors. It's genuinely 'move-in ready,' yet still offers plenty of scope to tailor the space to your own taste.

On the ground floor, the property features two reception rooms—a front-facing room currently arranged as a dining area, and a second reception that flows into the bright, modern kitchen. The kitchen is noticeably larger than average, enhanced by a lovely bay window that fills the room with natural light. It offers a mix of base and wall units, freestanding appliances, and brand-new wooden flooring, along with a handy under-stairs storage cupboard. To the rear is the updated family bathroom, complete with a shower-over-bath, vanity unit, WC, and towel rail.

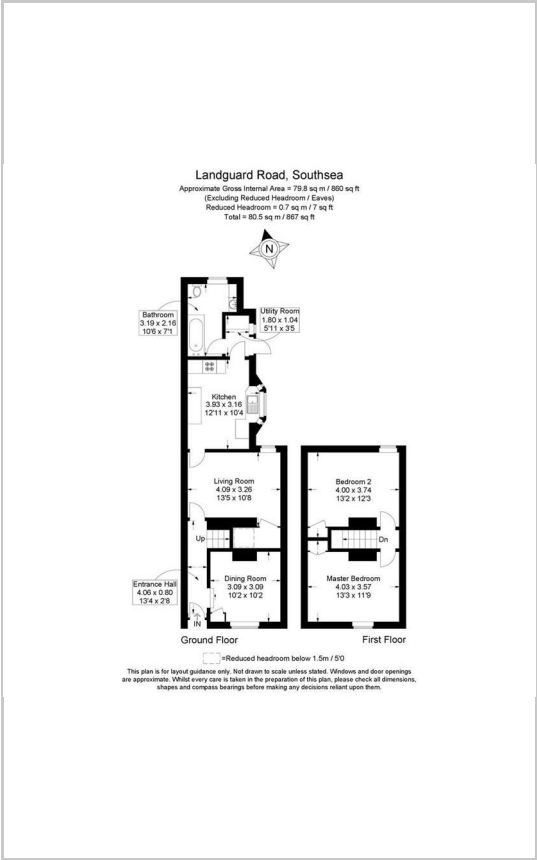
Upstairs, you'll find two generous double bedrooms, and outside, the re-landscaped rear garden provides a fresh, low-maintenance space with new turf and a shingle path.

This location is one of the home's biggest draws: you're a short walk from Eastney Road's shops and services; just five minutes from Bransbury Park; around fifteen minutes from the beach; close to the Bransbury Park bus stop for routes 1 and 2; and within the catchment area for Cumberland Infant School, Craneswater Junior School, and Priory School. Parking is MH permit holders only from 6–8 pm.

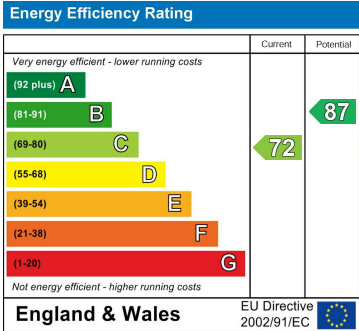
Area Map



Floor Plans



Energy Efficiency Graph



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