



FOR SALE

£270,000

106 Westfield Road,
Southsea, PO4 9ES.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This well-presented two-bedroom, end-of-terrace, bay & forecourt property is situated in a popular residential area of Southsea and is offered to the market with no forward chain—making it an excellent opportunity for first-time buyers or a young family. Located on Westfield Road, the home offers bright and well-proportioned accommodation throughout. Upon entering, there is a stylish living room to the front, enhanced by a large bay window that fills the space with natural light. This is complemented by a spacious, open-plan kitchen/dining area, creating a sociable and versatile living space, complete with a useful understairs storage cupboard. To the rear of the property, there is a generously sized fitted bathroom suite, along with access to a low-maintenance, enclosed rear garden—ideal for those seeking outdoor space with minimal upkeep. Upstairs, the first floor provides two excellent double bedrooms, both benefiting from built-in wardrobes, offering practical storage solutions. Additional benefits include double glazing, gas central heating, and the advantage of being offered with no onward chain. In our opinion, this is a fantastic opportunity to acquire a well-located and comfortable home with plenty to offer. We highly recommend an internal viewing to fully appreciate the space and potential on hand. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

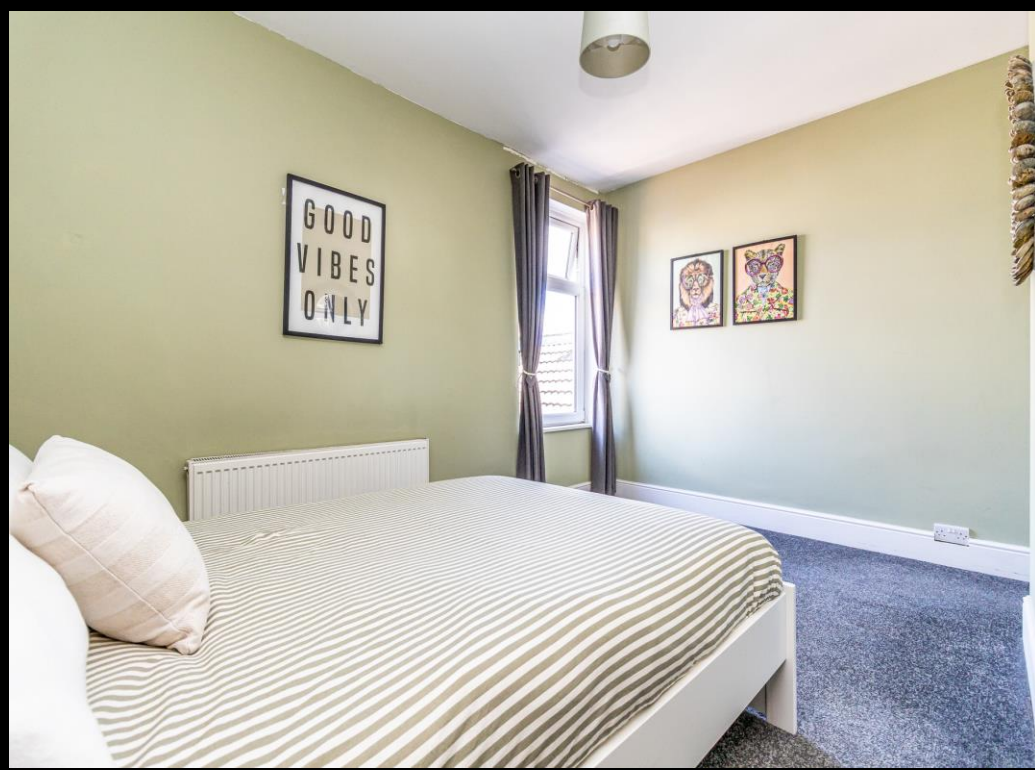
Material Information:

- 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)

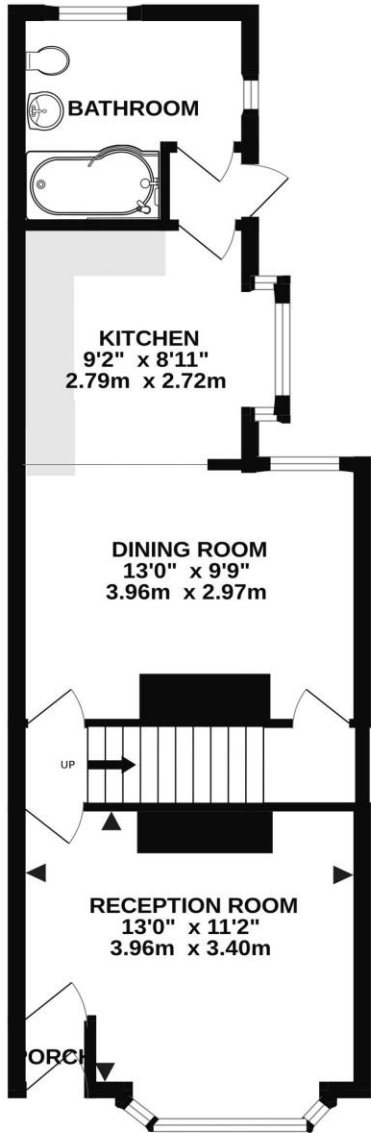


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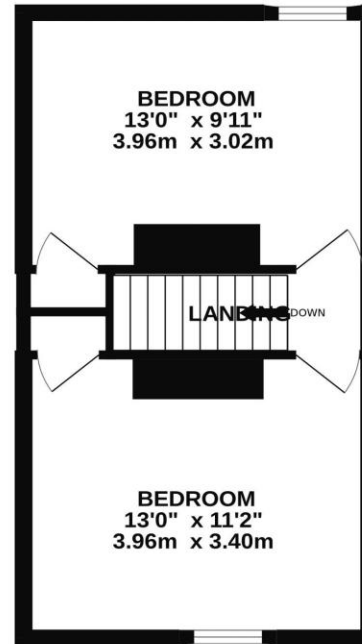




GROUND FLOOR



1ST FLOOR



106, Westfield Road, PO4 9ES

Energy rating
E

Valid until 08.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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

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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