

FOR SALE

£300,000

98 Cromwell Road, Eastney,
Southsea, PO4 9PN.

Tenure: Freehold

**LAWSON
ROSE**

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This stylish, quirky & funky end of terraced property in the highly requested 'Eastney Village' lies a short stroll from the seafront & promenade and could make for a brilliant family home in a highly requested location. Located on Cromwell Road, the property has been re-configured, updated and modernised by the current homeowners, upon entering is a wonderful, stylish, bright and airy open plan living space, the real heart of the home, a brilliant space to relax and entertain, moving through the home is a stylish downstairs W.C and a fitted kitchen with access opening out into the well kept, low maintenance east facing rear garden. The first floor then provides a brilliant sizeable modern fitted shower room alongside two good sized double bedrooms, the master of which has an array of built in wardrobes. From bedroom two there is an access to a versatile loft space with a window providing sea views. A great opportunity and we highly recommend an internal view to appreciate all the home has to offer, so for further information or to request a time to view, please contact the Lawson Rose sales office today

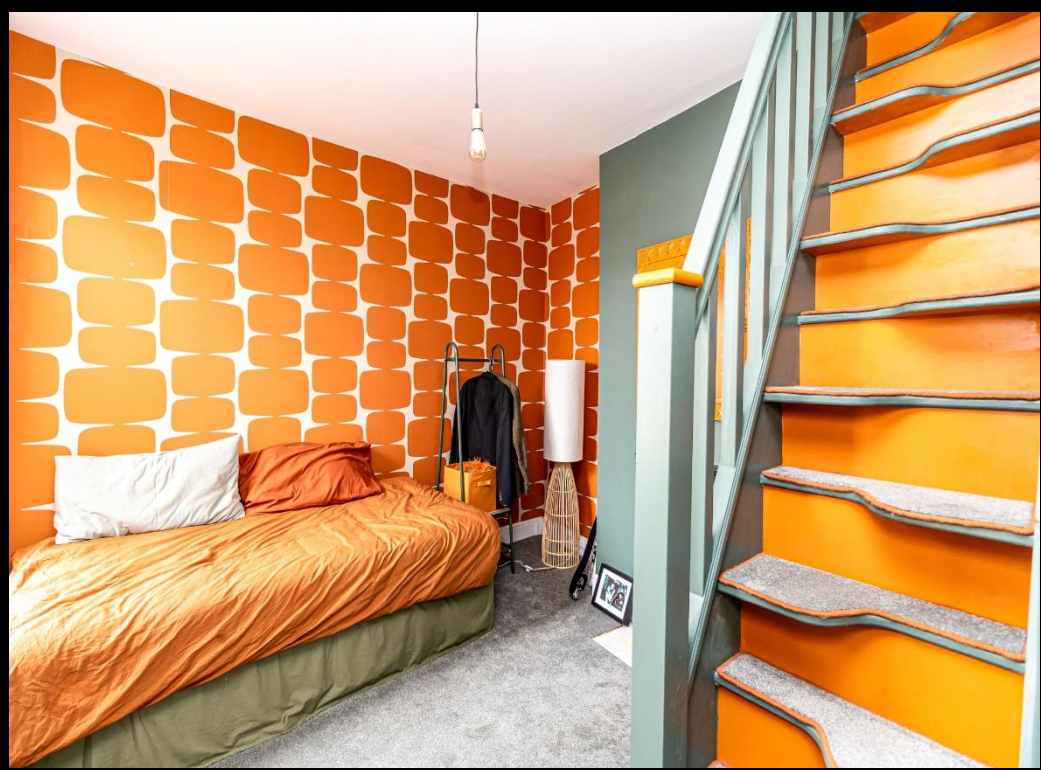
Material Information:

- 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)

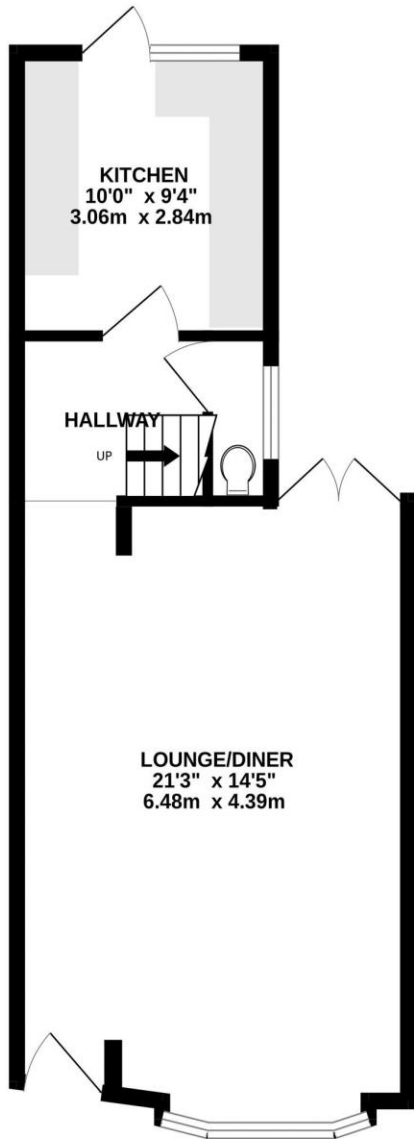


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

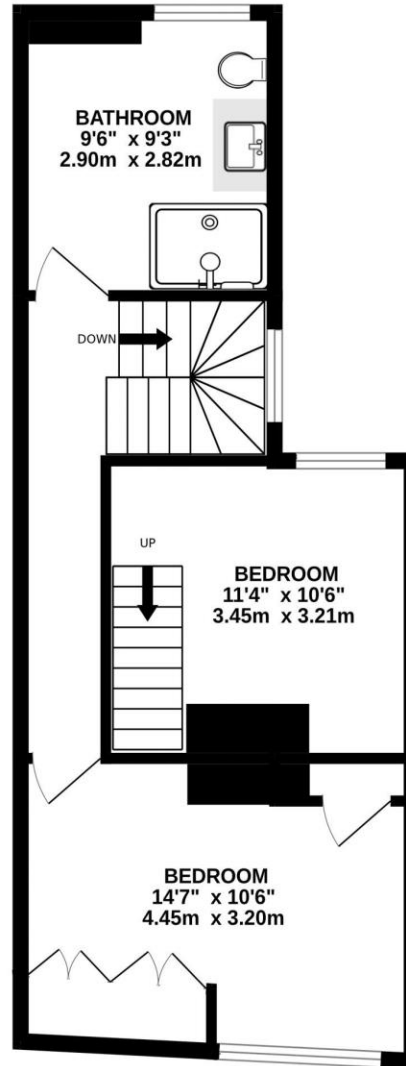




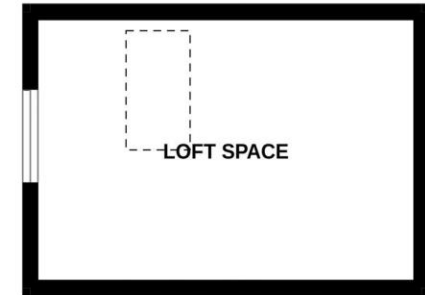
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
141 sq.ft. (13.1 sq.m.) approx.



98 Cromwell Road, PO4 9PN

Energy rating
E

Valid until 17.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 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 : 1030 sq.ft. (95.7 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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