



FOR SALE

£250,000

39 Adair Road, Eastney,
Southsea, PO4 9PH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This charming two-bedroom terraced property, nestled in the heart of the highly sought-after Eastney Village, is just moments from Eastney Beach and the promenade, making it an ideal first-time purchase, seaside retreat or downsize opportunity. Situated on Adair Road, the property offers beautifully presented accommodation throughout. Upon entering, you're welcomed into a cosy and inviting reception room that seamlessly flows through to a superb open-plan kitchen/dining space – the true heart of the home. Featuring a stylish modern fitted kitchen with ample worktop and storage space, this bright and sociable room is perfect for both everyday living and entertaining. A door from the kitchen opens onto the delightful enclosed rear garden. The attractive west-facing rear garden has been thoughtfully designed for low-maintenance living and provides a peaceful outdoor space to relax, entertain guests or enjoy the afternoon and evening sunshine. The first floor comprises a contemporary fitted bathroom suite, a generous principal double bedroom and a well-proportioned second bedroom, with both bedrooms benefitting from built-in wardrobes to maximise storage. Offering a wonderful blend of character, style and practicality in one of Southsea's most desirable coastal locations, this is a fantastic opportunity to acquire a charming home in a highly requested setting. Given all that's on offer, we highly recommend an internal viewing. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

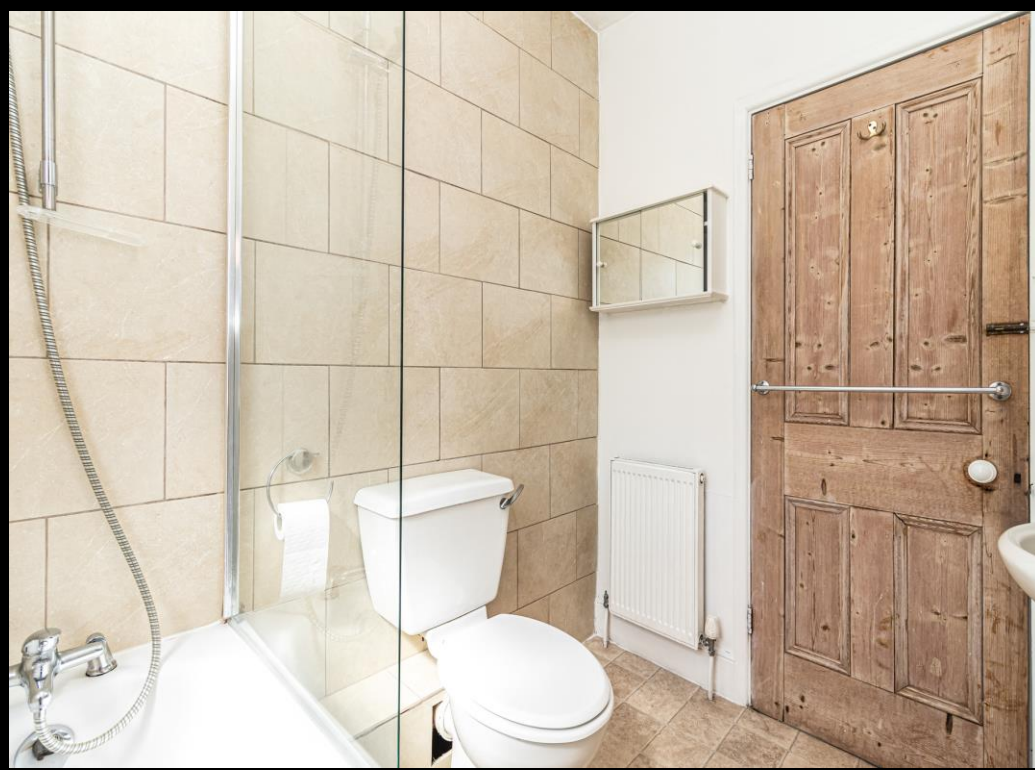
Material Information:

- 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)

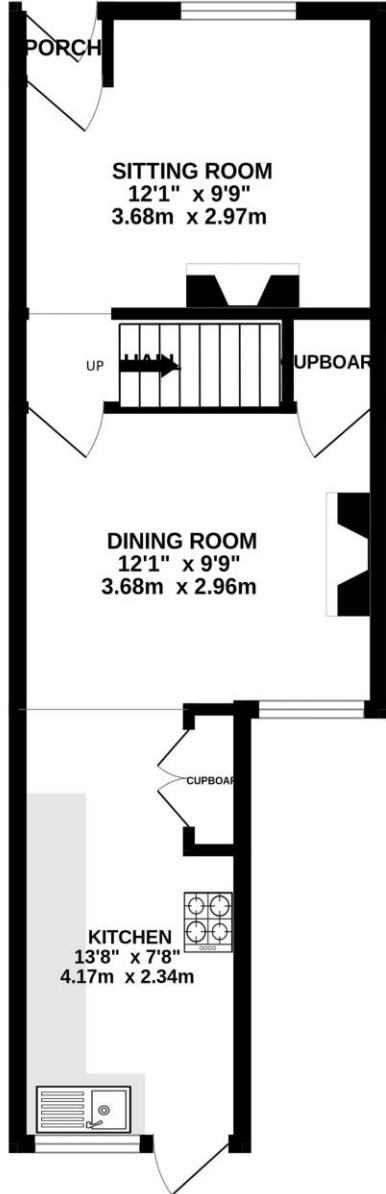


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

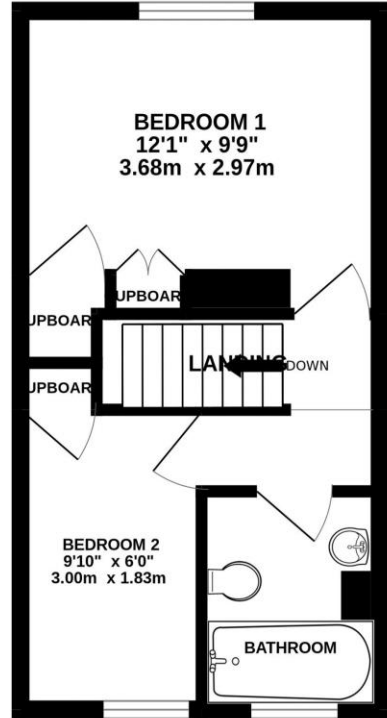




GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



Valid until 21.12.2035			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	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 : 624 sq.ft. (58.0 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.