



FOR SALE

£290,000

148 Westfield Road,
Southsea, PO4 9ET.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This stylish bay and forecourt terraced property, situated in a popular pocket of PO4, could make for a fantastic first-time purchase or an ideal home for a growing family. Located on Westfield Road in Southsea, the property offers bright, spacious and well-presented accommodation throughout. Upon entering, you're welcomed into a generous open-plan living and dining space, beautifully enhanced by a large bay window that fills the room with natural light, creating a wonderful space to relax, entertain and enjoy everyday family life. To the rear of the property is a spacious fitted kitchen that flows effortlessly into a rear extension, currently used as a dining area and providing an excellent social hub of the home. This versatile space also benefits from a convenient downstairs W.C., while a door opens directly onto the delightful enclosed rear garden. Designed with low-maintenance living in mind, the garden provides an ideal setting for outdoor dining, entertaining guests or simply unwinding during the warmer months. The first floor comprises three well-proportioned bedrooms, all tastefully decorated, together with a modern fitted family bathroom suite. Offering stylish accommodation in a popular Southsea location, close to local amenities, schools and transport links, this is a fantastic opportunity to acquire a home that will appeal to a wide range of buyers. 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)

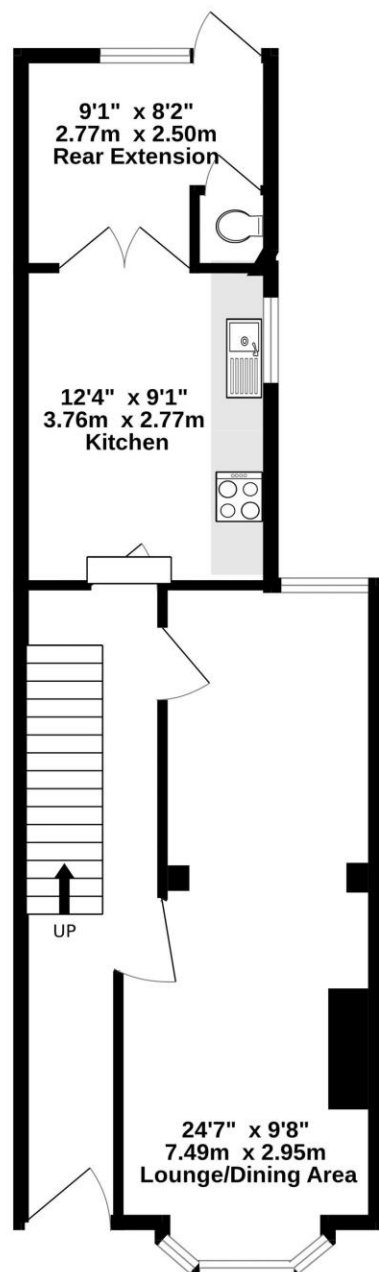


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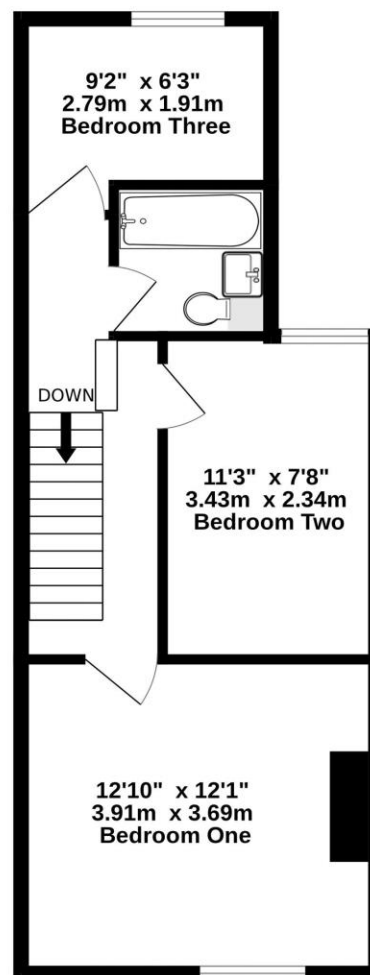




GROUND FLOOR



1ST FLOOR



Valid until 13.02.2031			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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.