



# FOR SALE

## £270,000

2 Delamere Road,  
Southsea, PO4 0JA.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

No Forward Chain! This two/three-bedroom end-of-terrace bay and forecourt property, located in central Southsea, could make for an ideal first-time purchase and is offered to the market with no forward chain. Situated on Delemare Road, the property provides well-balanced and flexible accommodation throughout. The ground floor features a bright living room with a large bay window to the front elevation, alongside a secondary reception room currently arranged as a bedroom but equally suited as a formal dining room or additional family living space. Moving through the home, there is a fitted kitchen and a third reception room positioned at the rear, offering further versatility. From here, double doors open out onto the sizeable south-facing rear garden, which also benefits from side pedestrian access. The first floor hosts a fitted bathroom suite along with a separate shower room, providing added convenience. Completing the accommodation are two generously sized double bedrooms, both well presented and offering comfortable living space. Given the flexibility of the layout, the central location and the advantage of no forward chain, we highly recommend an internal viewing to fully appreciate everything this property has to offer. 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

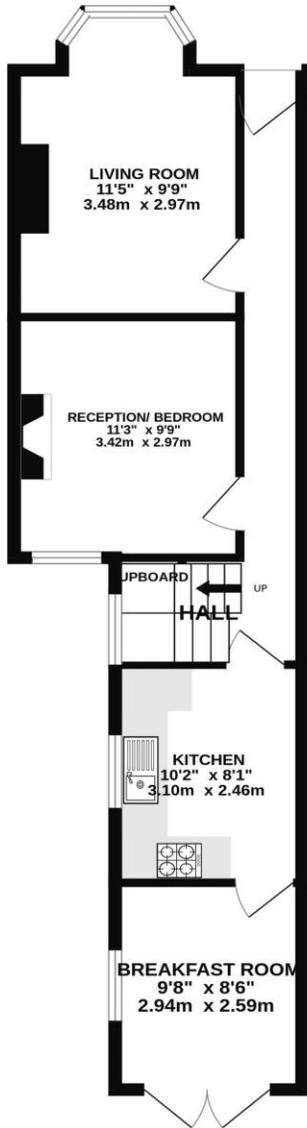


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

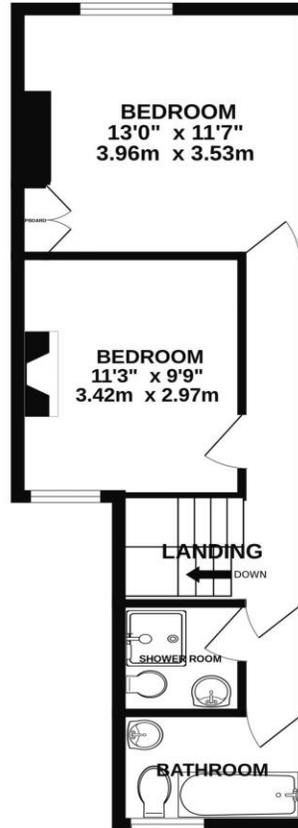




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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.

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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