



FOR SALE

£230,000

113 Eastfield Road,
Southsea, PO4 9EJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this charming two-bedroom, bay & forecourt property, situated on the ever-popular Eastfield Road in Southsea. Offering well-proportioned accommodation throughout and packed with potential, this property could make for an ideal first-time purchase or family home in our opinion.

Upon entering, you are welcomed by a spacious and bright living room featuring a large bay window that allows natural light to flood the room, alongside an attractive feature fireplace that adds warmth and character to the space. Moving through the home is a secondary reception room, ideal for use as a formal dining area, additional sitting room or even a home office space depending on individual needs.

To the rear of the property is a fitted kitchen alongside a fitted bathroom suite, both offering practical and functional living accommodation with scope for buyers to personalise over time if desired.

The first floor then provides two excellent sized double bedrooms, both benefitting from built-in wardrobes, providing ample storage and comfortable living space.

Externally, the property continues to impress with a handy lean-to storage area, ideal for bikes, tools or additional household storage, whilst to the rear is a well-kept south-facing garden, a wonderful outdoor space to relax, entertain and enjoy throughout the warmer months.

Given all the property has to offer and its sought-after Southsea location, we highly recommend arranging an internal viewing to fully appreciate both the space and potential available. For further information or to request a time to view, please contact one of the Lawson Rose sales team 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)



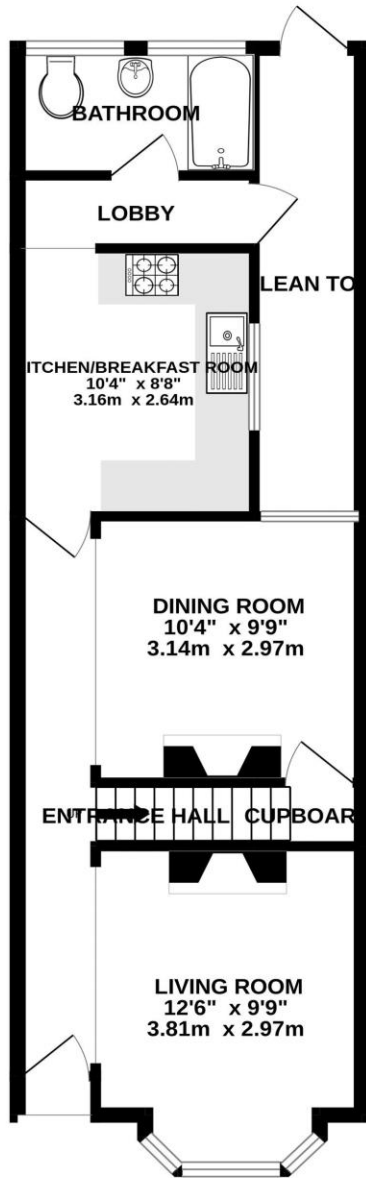
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

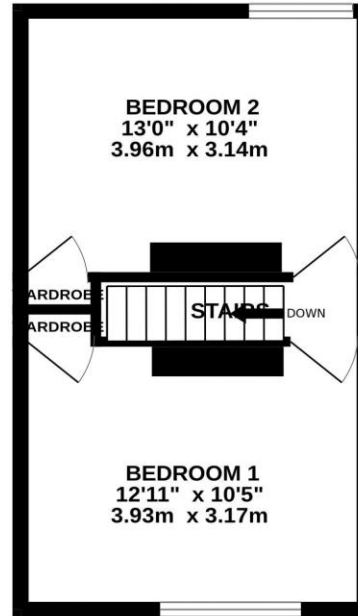




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	56
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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