



FOR SALE

£250,000

40 Westfield Road,
Southsea, PO4 9ES.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This attractive two bedroom, bay & forecourt property is conveniently located close to a range of local amenities and transport links, making it an ideal first time purchase or investment opportunity. Tastefully decorated throughout, the home offers well-proportioned accommodation that is both welcoming and practical. Upon entering, you are greeted by a spacious living room featuring a large bay window that floods the room with natural light, creating a bright and inviting space. This is complemented by a generous secondary reception room, perfectly suited for a formal dining area or additional living space, ideal for entertaining or family life. Moving through the home, the modern fitted kitchen is well laid out and provides direct access to the low maintenance rear garden, measuring approximately 37FT, offering an excellent outdoor space for relaxing, alfresco dining or summer gatherings. The first floor comprises a central landing leading to two great sized double bedrooms, both offering comfortable accommodation, alongside a spacious fitted bathroom suite. Further benefits include double glazing, gas central heating, and the significant advantage of vacant possession, allowing a smooth and straightforward purchase. For further information or to arrange an internal viewing, please contact the Lawson Rose sales team today to avoid missing out on this fantastic opportunity.

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)

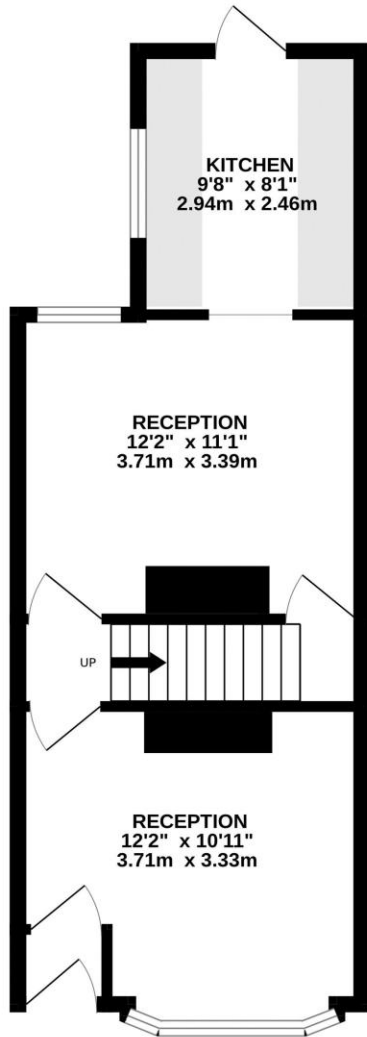


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

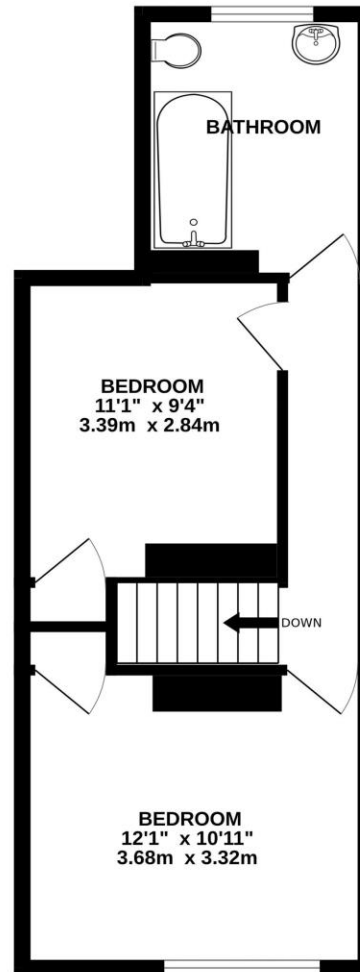




GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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.