



FOR SALE

£315,000

6 Kassassin Street, Eastney,
Southsea, PO4 9PS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

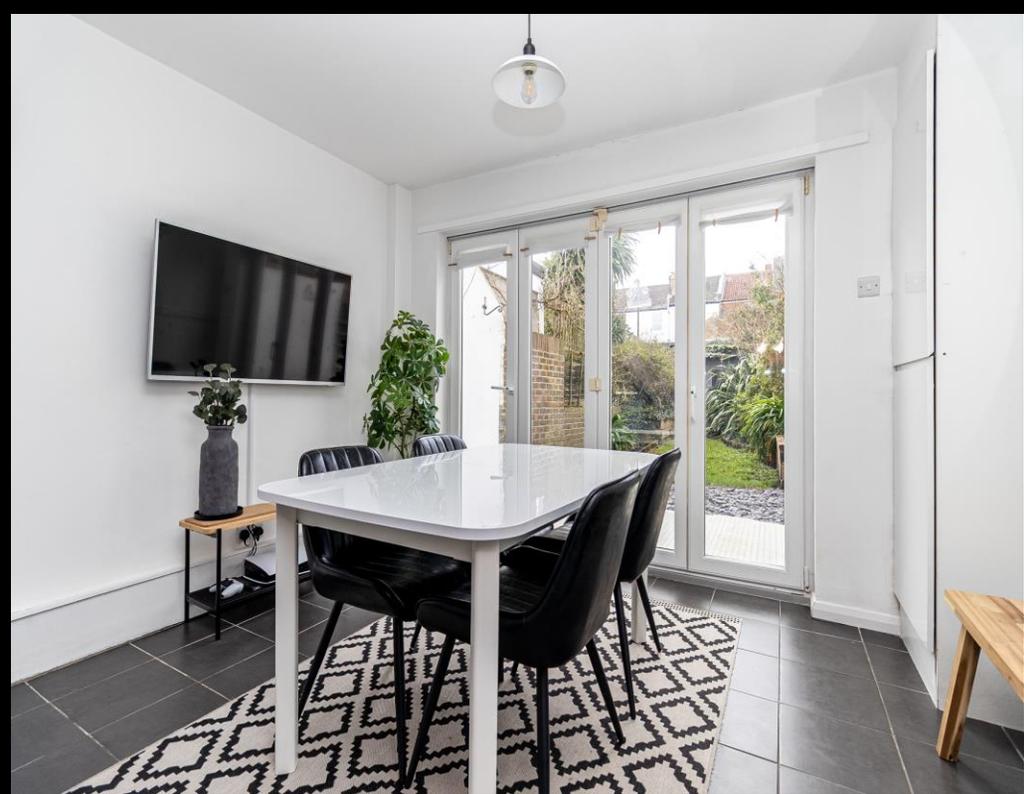
This charming terraced home, located in the highly sought-after 'Eastney Village', offers stylish and versatile living accommodation arranged over three floors and is being offered to the market with no forward chain. Situated on Kassassin Street, the property beautifully blends period character with contemporary finishes. Upon entering, you are welcomed by a light, airy and generously proportioned living room, providing an excellent space to relax and entertain. To the rear of this floor is a stylish, modern four-piece bathroom suite, finished to a high standard. A staircase then leads down to a fantastic open-plan fitted kitchen and dining space, perfectly suited for both everyday living and social occasions. Bi-folding doors open seamlessly onto the impressive west-facing rear garden, allowing the afternoon and evening sun to pour in and creating a wonderful indoor-outdoor flow. The substantial rear garden, measuring approximately 60ft, faces west and is mainly laid to lawn, complemented by patio areas to both the front and rear, mature borders and a large storage shed/workshop. The garden also benefits from rear pedestrian access, adding further practicality and appeal. The top floor of the property hosts two charming and comfortable double bedrooms, the principal of which features a built-in wardrobe, enhancing the home's practicality. In our opinion, this is a fantastic opportunity to acquire a beautifully presented home in one of the area's most popular residential locations. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

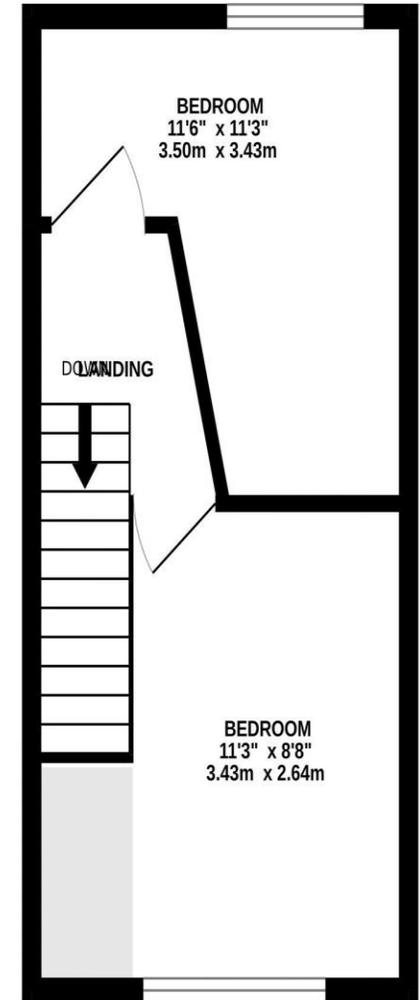
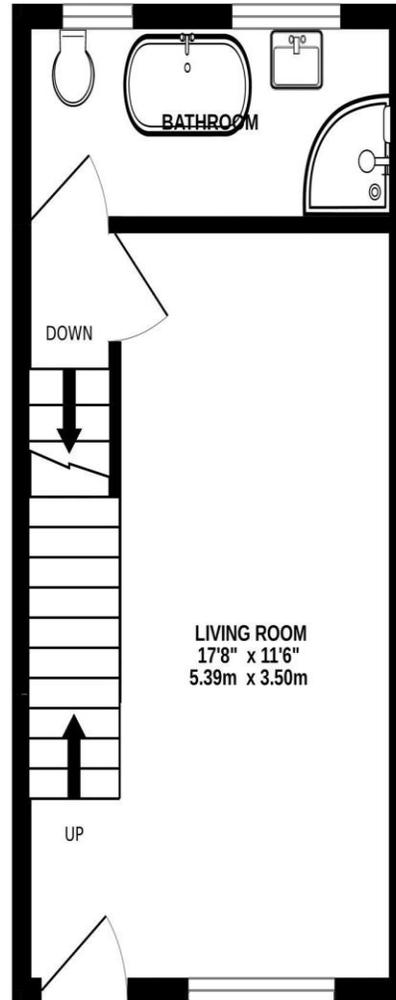
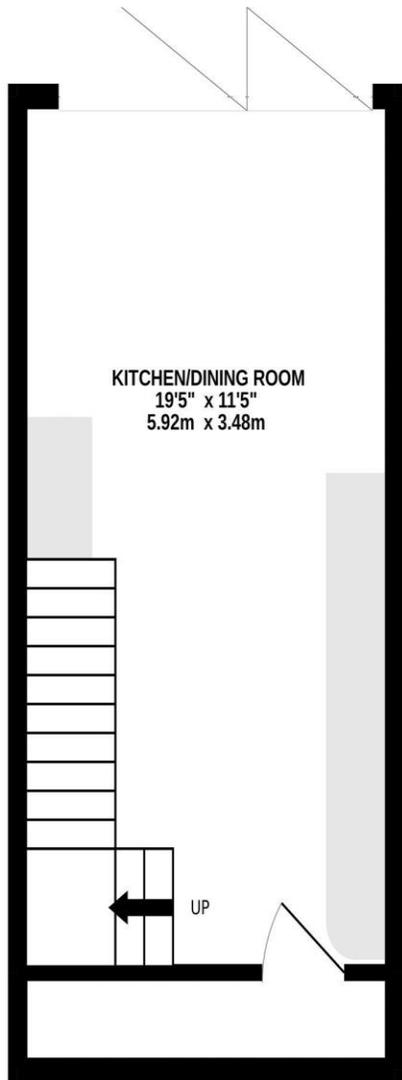
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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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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.