




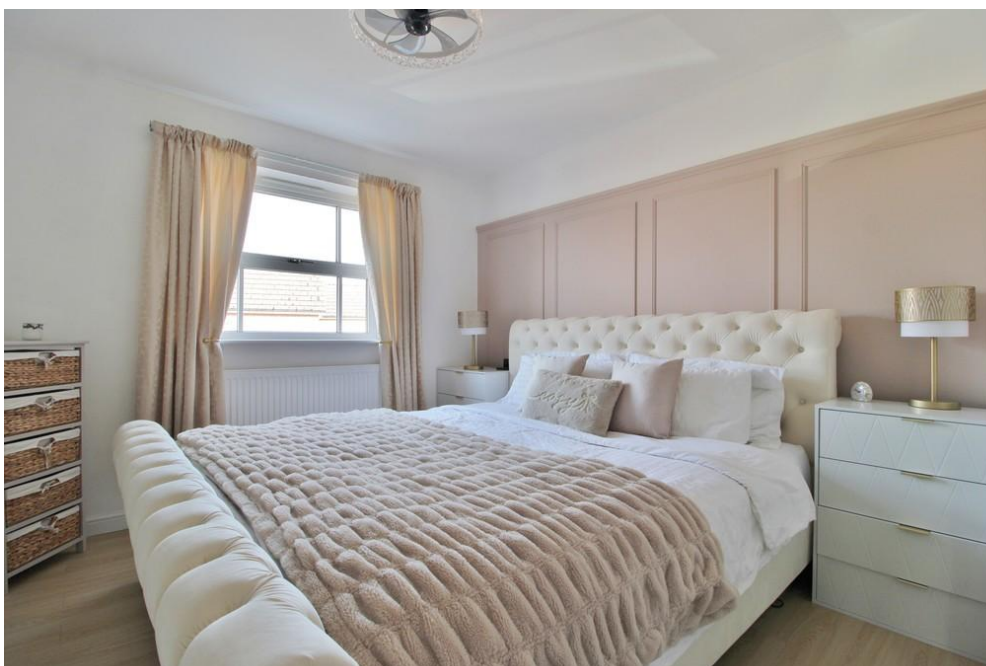


£575,000
2 Lapwing Road
Southsea, PO4 8UQ

STUNNING THREE/FOUR BEDROOM DETACHED HOME WITH NO FORWARD CHAIN! A truly lovely example of a detached residence, ideally situated within the sought-after modern development of Milton. Offered to the market with no onward chain, the property has been thoughtfully modernised by the current owner, creating a stylish and contemporary interior with bright, spacious accommodation throughout. Upon entering, a central entrance hall provides access to the living room, a well-appointed downstairs cloakroom, and a versatile office space which could also be utilised as an additional bedroom. A true focal point of the home is the impressive open-plan kitchen/dining room, finished with sleek porcelain tiling and bi-folding doors. The first floor comprises a well-appointed family bathroom, two further bedrooms, and a master bedroom complete with a walk-in wardrobe and a private en-suite bathroom. Occupying a corner plot, this provides a generously sized westerly aspect garden with side pedestrian access. Externally, the property offers a spacious driveway with off-road parking for multiple vehicles. This exceptional home presents a rare opportunity to acquire a spacious, stylish and versatile property in a prime location, so we highly advise a viewing at your earliest opportunity.

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ENTRANCE Driveway for three vehicles, side access, double glazed door to:-

ENTRANCE HALL Stairs to first floor landing, laminate flooring, doors to all rooms.

LOUNGE 14' 11" x 9' 9" (4.57m x 2.99m) Double glazed square bay window with bespoke shutters to front elevation, laminate flooring, radiator.

CLOAKROOM Low level WC, wall mounted wash basin, heated towel rail, tiled to principal areas, double glazed window to side elevation.

BEDROOM FOUR/OFFICE 15' 10" x 8' 6" (4.85m x 2.60m) Double glazed window with bespoke shutters to front elevation, double glazed double doors, tiled flooring.

KITCHEN/DINER 23' 9" x 13' 8" (7.25m x 4.19m) Lovely 'Howdens' fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, space for 'American' style fridge/freezer, integral washing machine, space for 'Range' style cooker with extractor hood over, storage cupboard, tiled to principal areas and porcelain floor tiles, radiator, double glazed window to rear elevation, bi-folding doors to garden.

FIRST FLOOR LANDING Doors to all rooms, feature wall panelling, radiator, loft access.

BATHROOM 5' 7" x 8' 9" (1.72m x 2.69m) Panel enclosed bath with mixer tap, combined vanity unit housing WC, wash basin with mixer tap and storage, radiator, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

BEDROOM THREE 9' 1" x 7' 6" (2.79m x 2.29m) Double glazed window to rear elevation, laminate flooring, radiator, built-in cupboards.

BEDROOM TWO 10' 2" x 8' 9" (3.10m x 2.69m) Double glazed window to front elevation, radiator, laminate flooring, storage cupboards.

MASTER BEDROOM 11' 11" x 9' 9" (3.64m x 2.99m) Double glazed window to front elevation, laminate flooring, radiator, feature wall panelling, walk-in wardrobe, door to:-

SHOWER ROOM 4' 9" x 7' 4" (1.45m x 2.26m) Walk-in shower cubicle with thermostatic shower and oversized shower head, combined vanity unit housing WC and wash basin with mixer tap, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

GARDEN West facing, laid to lawn with paved patio area, side access, enclosed by wooden fencing.



GROUND FLOOR

FIRST 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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 72 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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