



FOR SALE

Offers in Excess of £250,000

4 Ward Road, Eastney,
Southsea, PO4 9PA.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

LAWSON
ROSE

PROPERTY DESCRIPTION

This stylish two-bedroom property, situated in the heart of the highly requested 'Eastney Village', lies just a short stroll from the seafront and promenade whilst also being conveniently close to local amenities and excellent transport links. Beautifully presented throughout, this charming home could make for a wonderful first-time purchase in our opinion. Located on Ward Road, the accommodation provides a beautiful open plan living space upon entering, bright, airy and thoughtfully designed to create the perfect environment for both relaxing and entertaining. With tasteful décor and a welcoming atmosphere throughout, the ground floor offers a wonderful balance of style and practicality. To the rear of the property is a charming modern fitted kitchen, well arranged with ample storage and worktop space whilst enjoying pleasant views overlooking the superbly presented rear garden. The enclosed west-facing garden has been designed with low maintenance in mind, creating a fantastic outdoor space to enjoy the afternoon and evening sun, ideal for entertaining or unwinding during the warmer months. The first floor continues to impress, providing a stylish contemporary fitted bathroom suite alongside two bedrooms, with the principal bedroom benefitting from a large built-in wardrobe providing excellent storage. Offering both character and modern convenience in one of Southsea's most sought-after locations, this wonderful home is sure to attract strong interest. We highly recommend arranging an internal viewing to fully appreciate everything the property has to offer. For further information or to request a time to view, please contact the Lawson Rose sales office today.

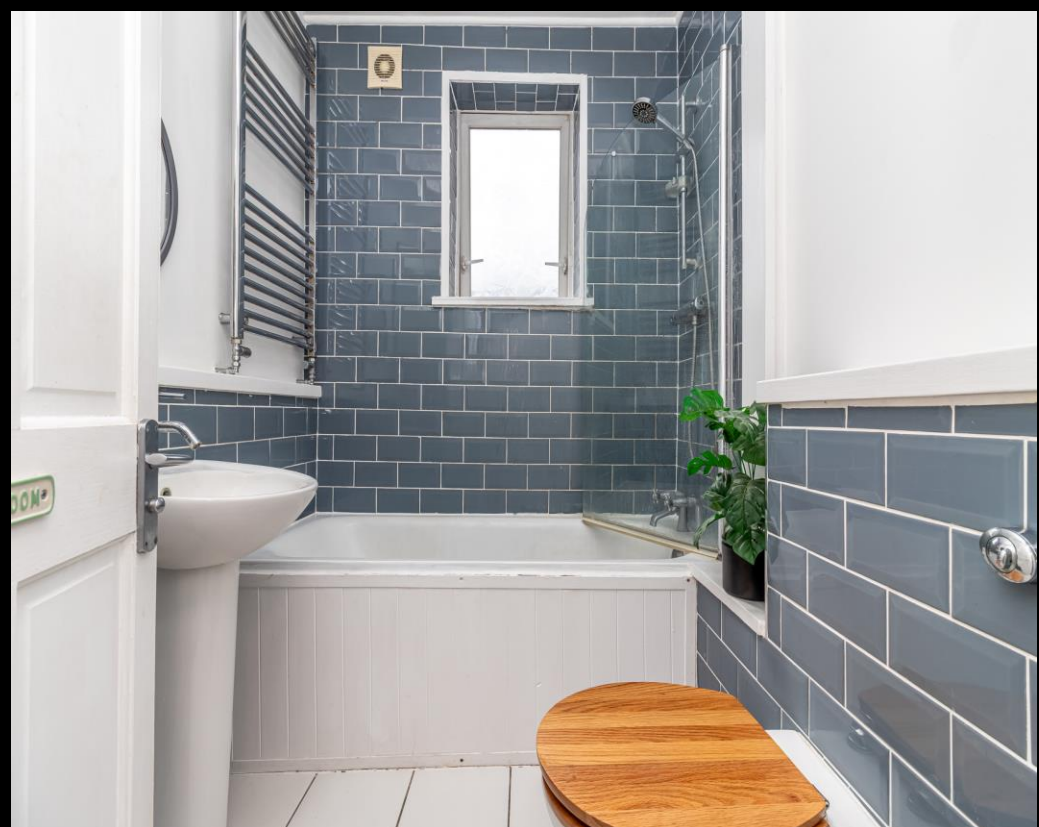
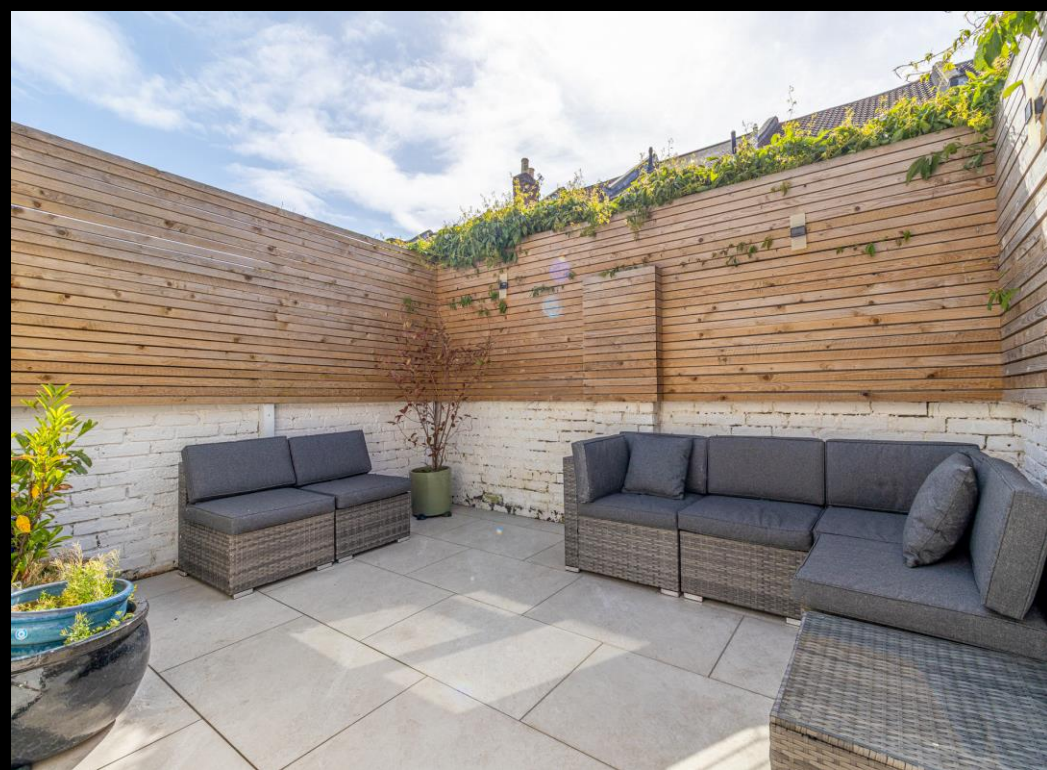
Material Information:

- 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)

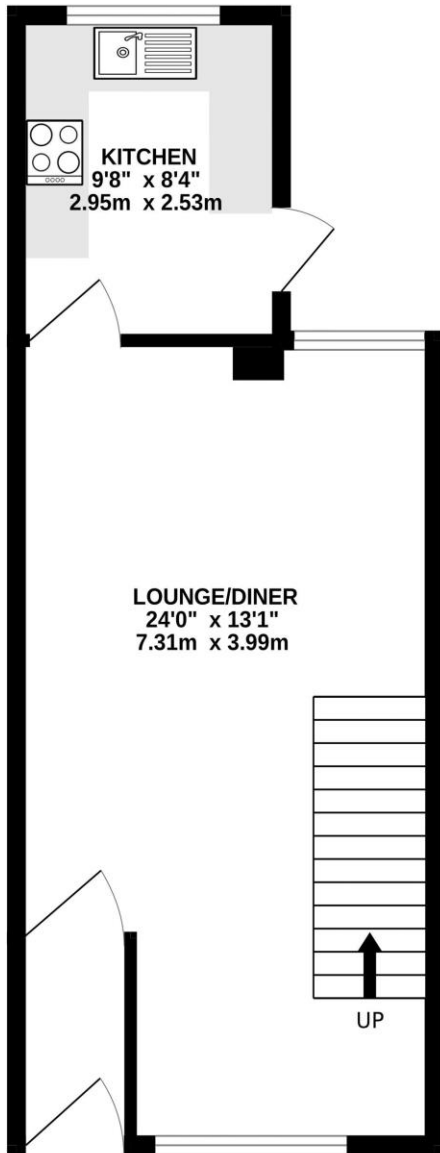


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

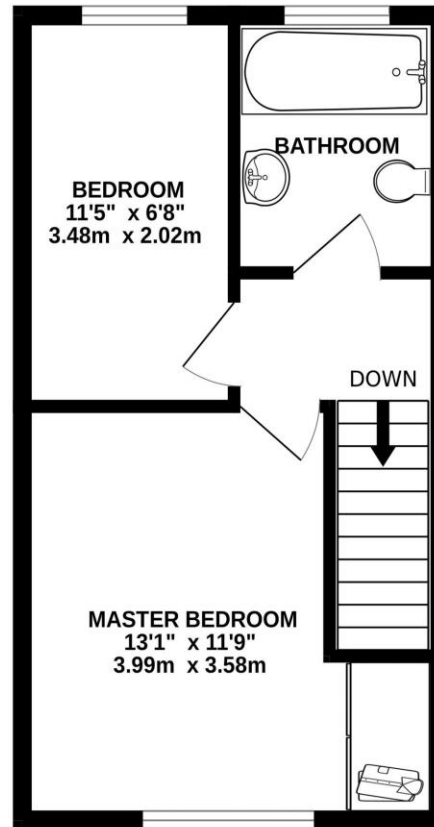




GROUND FLOOR



1ST FLOOR



D

Valid until 30.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.