



FOR SALE

£250,000

114 Landguard Road,
Southsea, PO4 9DU.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This smart and tastefully presented two bedroom, bay & forecourt property is conveniently located close to local amenities and is offered to the market with no forward chain. Situated on Landguard Road in the ever-popular Southsea area, the home provides a bright and spacious living room with an attractive bay window, alongside a second generous reception room, ideal as a formal dining space or additional lounge, this has under stair storage. To the rear of the property is a modern, well-appointed 'Magnet' kitchen, complemented by a neatly fitted bathroom suite positioned at the back of the home. The first floor then offers two well-proportioned double bedrooms, both benefitting from charming original built-in wardrobes. Additional benefits include double glazing and gas central heating throughout, plus a low-maintenance, enclosed rear garden measuring approximately 19ft, providing a pleasant outdoor space to relax or entertain. 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)



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

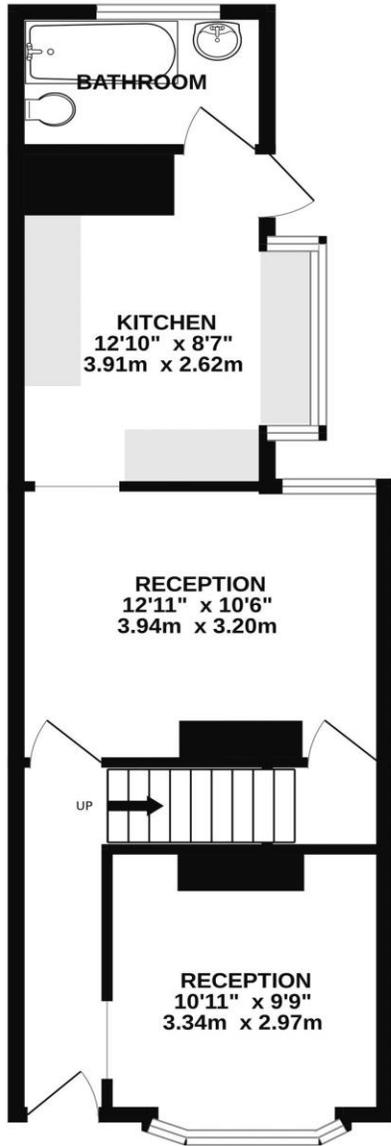


LAWSON ROSE
VIRTUAL STAGING

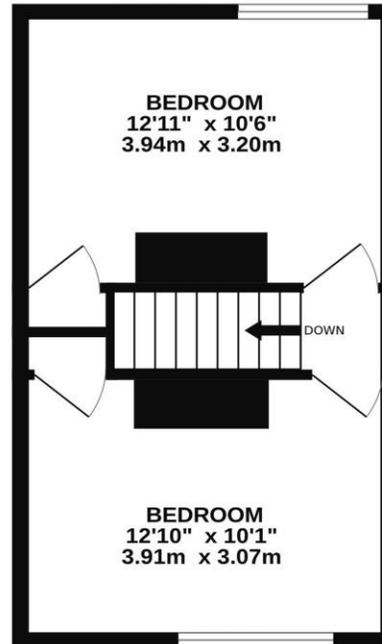
LAWSON ROSE
VIRTUAL STAGING



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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.

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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