



FOR SALE

£250,000

27 Westfield Road,
Southsea, PO4 9EP.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This well-presented two-bedroom bay and forecourt terraced home is conveniently located close to local amenities and just a short distance from Bransbury Park. Situated on the ever-popular Westfield Road in Southsea, the property would make an ideal first-time purchase or investment opportunity. Upon entering, you're welcomed by a bright and airy living room, enhanced by a large bay window that floods the space with natural light. This leads through to a generously sized hallway, offering useful additional storage space. To the rear of the property is a second reception room, currently arranged as a formal dining area, which flows seamlessly into a modern fitted kitchen. From here, there is direct access to the enclosed, low-maintenance south-facing rear garden – a perfect spot for relaxing or entertaining during the warmer months. The first floor provides two spacious double bedrooms, along with a recently installed, stylish shower room finished to a contemporary standard. The home further benefits from double glazing and gas central heating throughout. Given its location and overall presentation, we highly recommend an internal viewing to fully appreciate everything this charming property has to offer. 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)

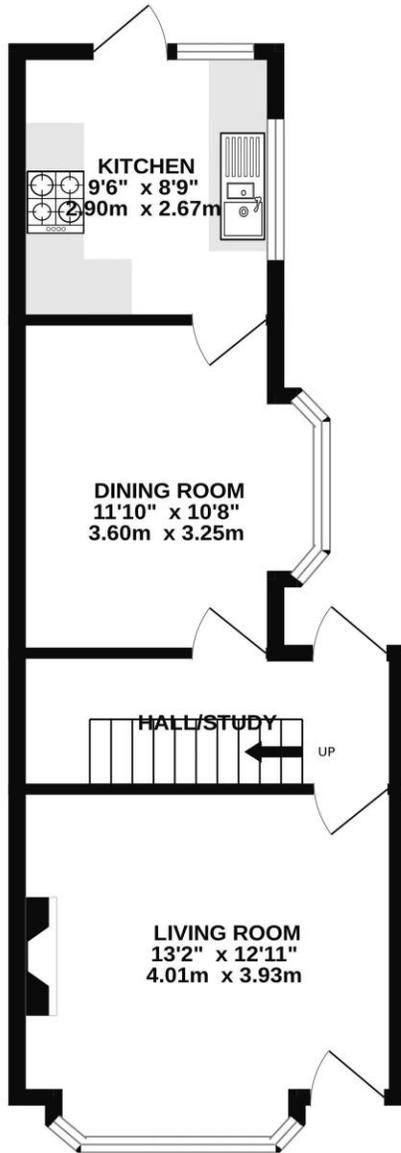


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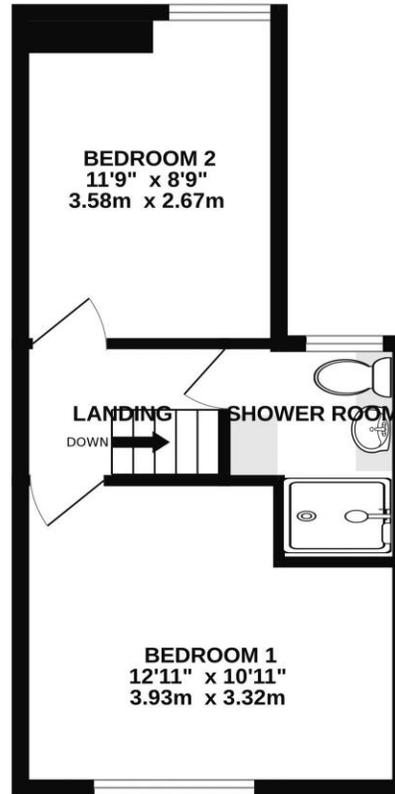




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.