



FOR SALE

Guide Price £200,000

98 Landguard Road,
Southsea, PO4 9DT.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

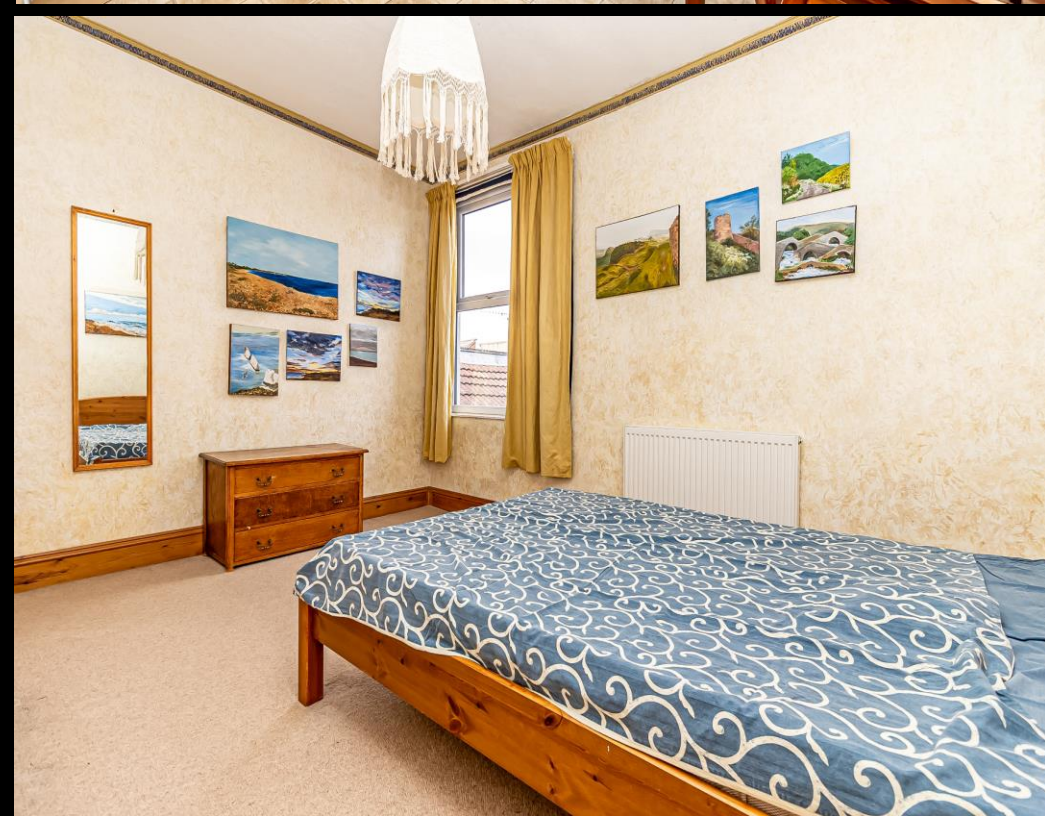
This charming and well-presented terraced home in Landguard Road could make the perfect first-time purchase or family home — and it's being offered with no forward chain! Stepping through the welcoming porch, you're greeted by a delightful front reception room that would make an ideal dining area, followed by a separate, cosy living room complete with a feature fireplace and handy under-stair storage. Continuing through the property, there's a generously sized fitted kitchen providing plenty of workspace and storage, with a fitted bathroom suite conveniently located at the rear. Upstairs, the first floor hosts two excellent double bedrooms, both well-proportioned, with the main bedroom benefiting from a built-in wardrobe. Externally, the home enjoys a neatly kept, enclosed rear garden — perfect for relaxing or entertaining in the warmer months. This lovely property offers a great blend of character, comfort, and practicality, all set within a sought-after Southsea location. We highly recommend an internal viewing to truly appreciate all it has to offer — contact the Lawson Rose sales team today for further details or to arrange your viewing.

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)

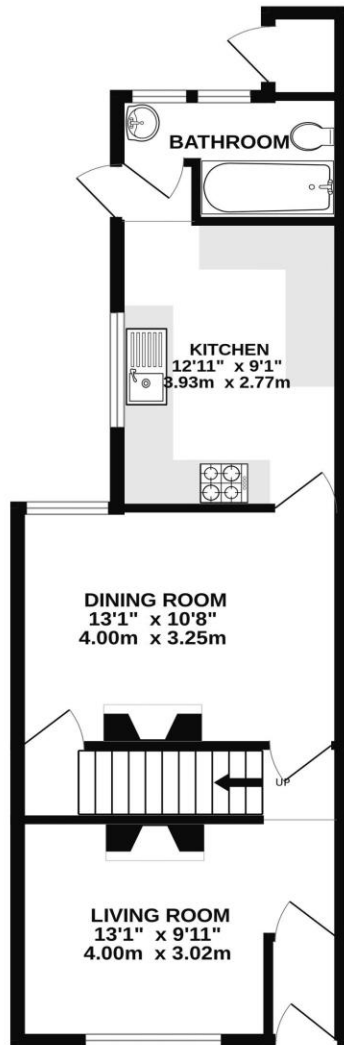


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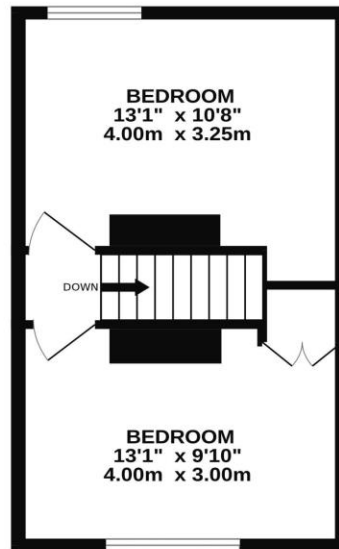




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.