



FOR SALE

£240,000

119 Landguard Road,
Southsea, PO4 9DS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

No Forward Chain! This two-bedroom terraced property in a popular residential pocket of Southsea could make for an ideal first-time purchase or investment opportunity, benefitting from a first floor bathroom and a desirable south-facing rear garden. Situated on Landguard Road, conveniently close to local amenities and transport links, the property offers well-proportioned accommodation throughout. Upon entering, the hallway provides access to a bright front reception room, ideal for use as a comfortable living space, alongside a secondary reception room with useful understairs storage, perfectly suited as a formal dining area or additional reception space. To the rear of the home is a modern fitted kitchen which leads through to a separate utility room and a handy ground floor W.C, adding further practicality to the layout. The first floor then provides two good sized bedrooms alongside a fitted bathroom suite. Externally, the property continues to impress with a well-kept and enclosed south-facing rear garden, providing an excellent outdoor space to relax and entertain during the warmer months. Given all the property has to offer, we believe this home presents a fantastic opportunity for buyers looking to step onto the property ladder. We highly recommend an internal viewing to fully appreciate both the space and potential available. 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)

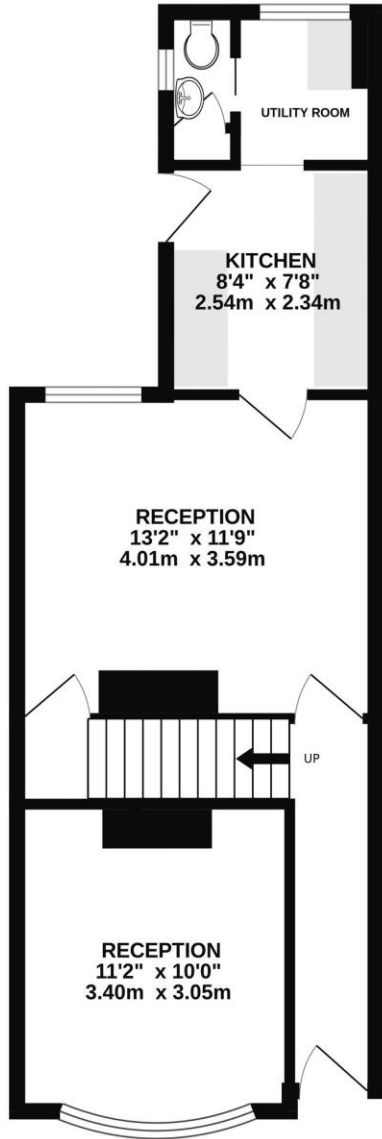


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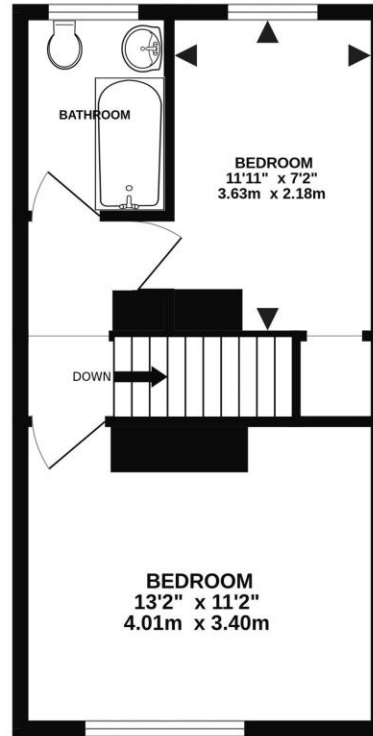




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

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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119, Landguard Road, PO4 9DS

Energy rating

C

Valid until 09.12.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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.