



FOR SALE

£340,000

13 Heyshott Road,
Southsea, PO4 8AX.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This beautifully presented end-of-terrace property, featuring double bay windows and a forecourt, is ideally located on the sought-after Heyshott Road, in a popular pocket of PO4. With convenient side pedestrian access and just moments from the amenities on Winter Road, this home offers both comfort and convenience in equal measure. Inside, you're welcomed by a spacious and inviting hallway that leads to a bright, airy living room. The heart of the home is the impressive open-plan kitchen and dining area—a fantastic space for family meals or entertaining friends. Double doors open onto a well-maintained, south-facing rear garden—perfect for outdoor relaxation and enjoying the sun.

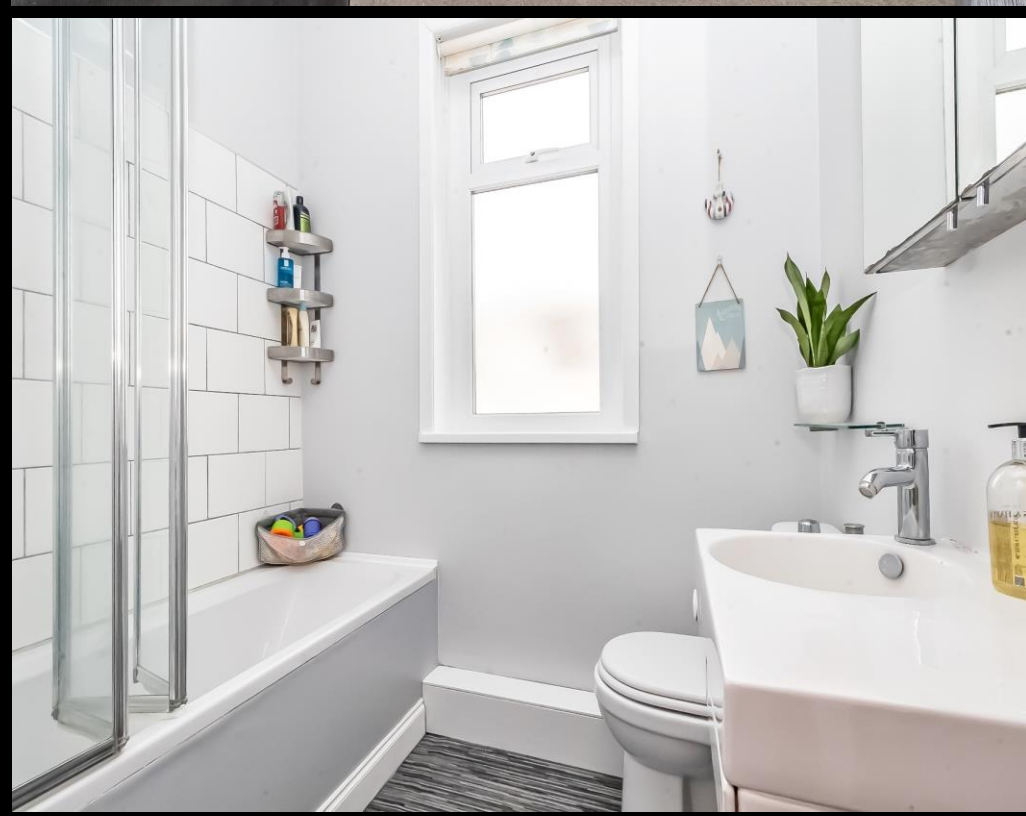
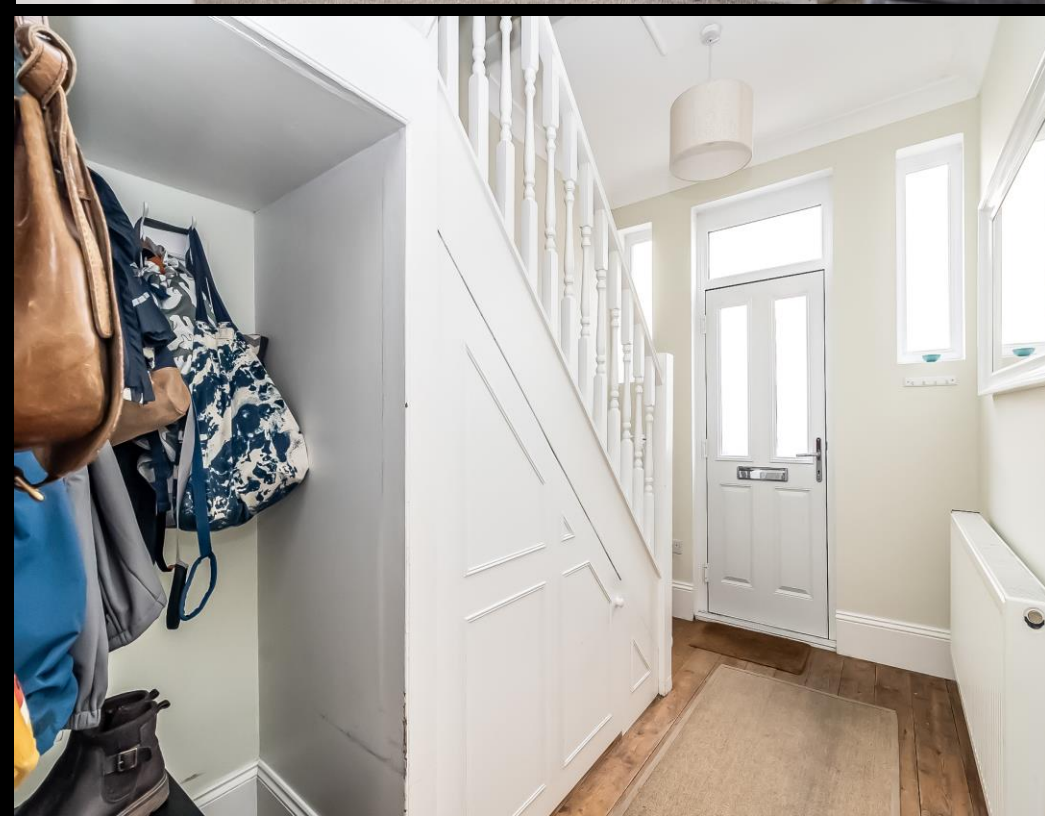
The first floor features a stylishly fitted family bathroom and three good-sized bedrooms, offering ample space for family living. A staircase leads to a versatile loft space, complete with a Velux window, providing the opportunity for additional living space or storage. Additionally, the home is double glazed and gas centrally heated, and it benefits from a handy utility room/W.C. off the kitchen. This property presents a wonderful opportunity for a variety of buyers, whether you're looking for your first home or space for a growing family. Don't miss out—contact the Lawson Rose sales office today for more information or to schedule a viewing.

Material Information:

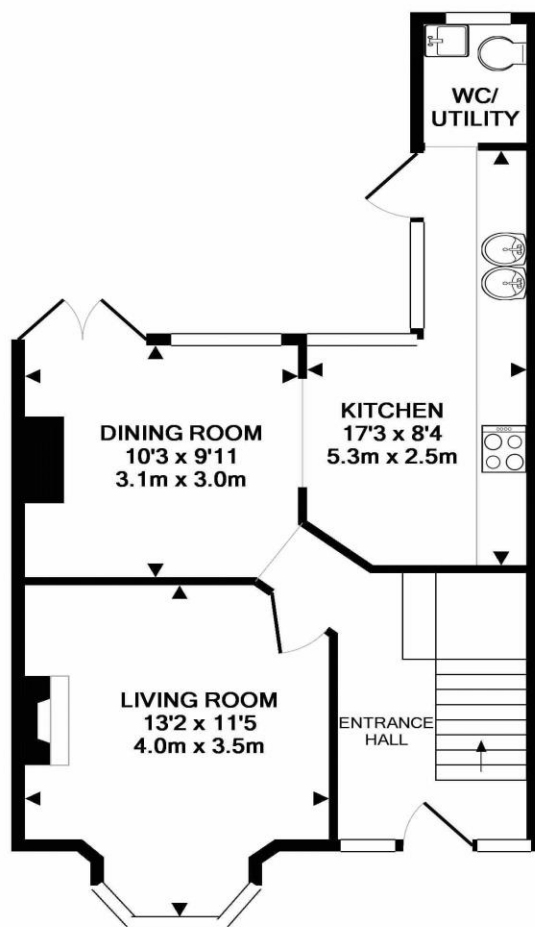
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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)



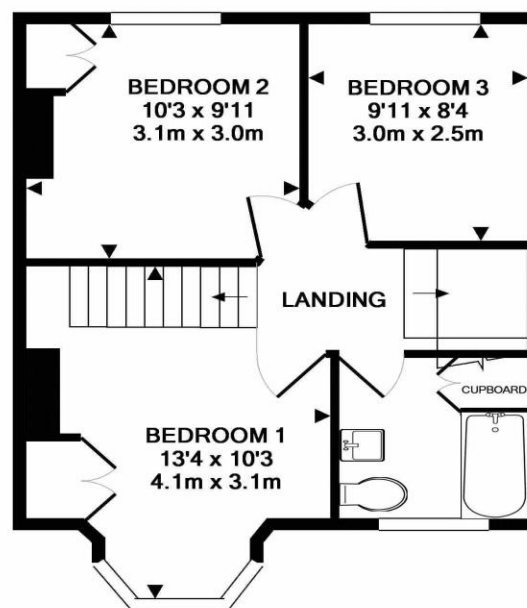
02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS



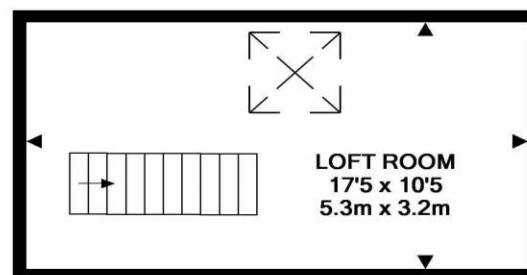




GROUND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 197 SQ.FT.
(18.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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.