





****GUIDE PRICE - £265,000 - £270,000****

NEXA Properties are delighted to be offering this well presented three bedroom terraced house situated in a sought after location of Southsea on Landguard Road.

Upon entry you are greeted by a large front reception room and spacious dining room, these fitted with luxury laminate flooring. These are perfect sizes for multiple furnishings alongside the normal sofas and dining table.

Off the dining area is a good size modern kitchen with ample storage and space for an American style fridge freezer. Following on from the kitchen is a beautifully tiled bathroom suite with shower over bath, basin and WC.

Upstairs you will find three double bedrooms, all bright and airy, each newly decorated and with a mix of two bedrooms with laminate flooring and the master bedroom with a good quality carpet.

This property benefits from a low maintenance south facing garden, this with artificial grass and two storage sheds.

The location is perfect, situated just minutes walk from Southsea Beach, Bransbury Park and with a good choice of shops and amenities all nearby.

Other benefits include -

Gas central heating
Double glazing
Under stair storage

This property also has the potential to be purchased with no onward chain and is ideal for first time buyers and/or investors.

Contact NEXA to arrange a viewing.

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• **POSSIBILITY OF NO
ONWARD CHAIN**

• **PERFECT FOR FIRST
TIME PURCHASE OR
INVESTMENT**

• **SPACIOUS LOUNGE &
DINING ROOM**

• **MODERN KITCHEN &
BATHROOM**

• **DOUBLE BEDROOMS**

• **SOUTH FACING GARDEN**

• **ARTIFICIAL GRASS**

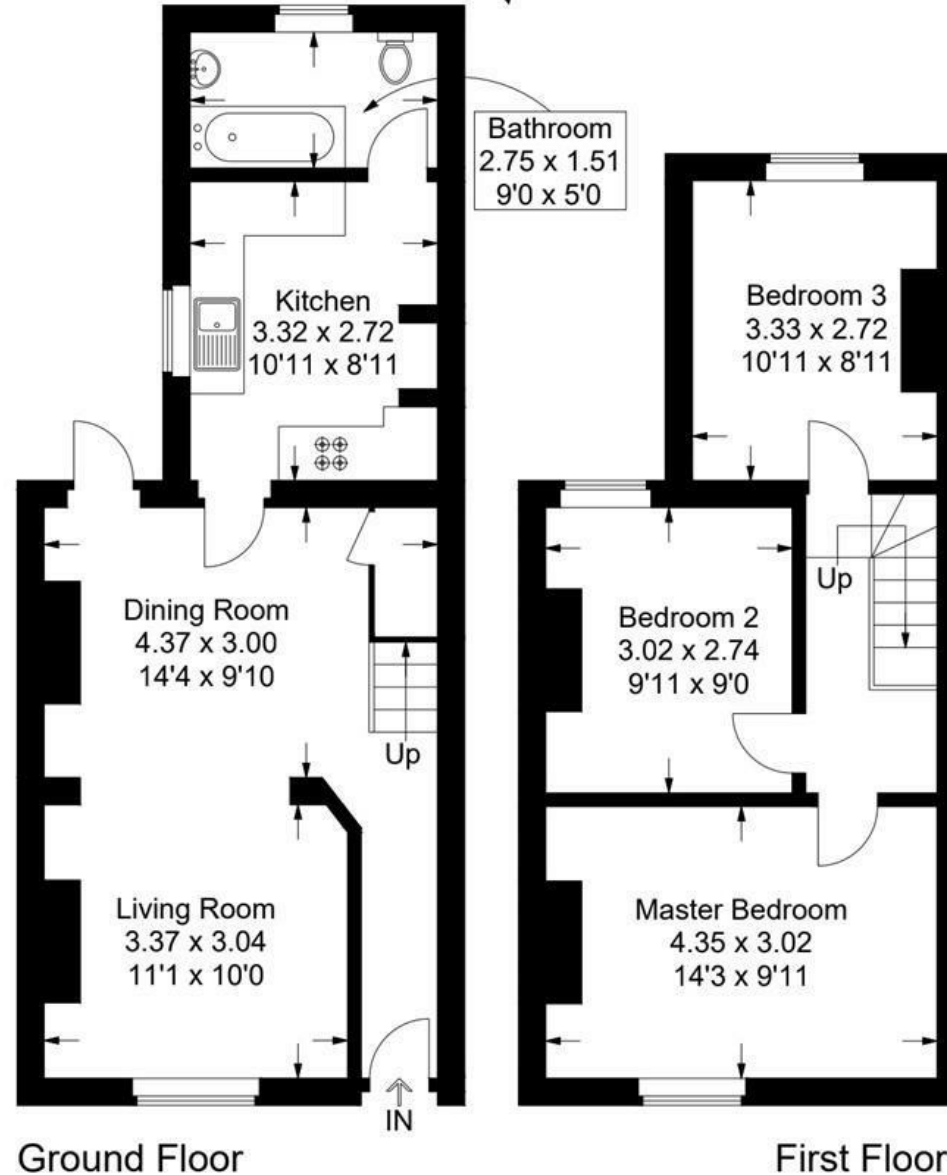
• **NEWLY DECORATED**

• **TWO STORAGE SHEDS**



Landguard Road, Southsea

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.