



**FOR SALE**

**£340,000**

28 Adair Road,  
Southsea, PO4 9PH.

Tenure: Freehold

ESTATE  AGENTS

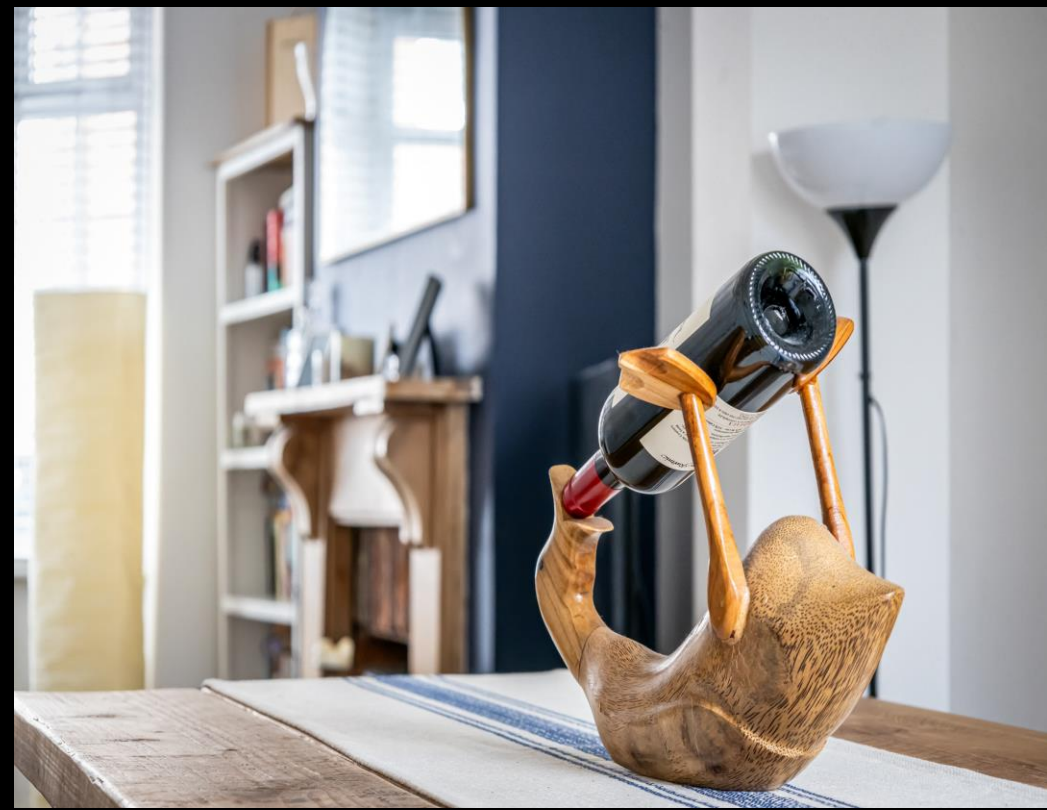
**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This charming two-bedroom terraced property, situated within the highly sought-after 'Eastney Village', lies just a short stroll from the seafront and promenade and could make for a fantastic first-time purchase or family home in our opinion. Offering spacious accommodation including a loft - room the space is arranged over three floors, the property blends character, practicality and versatility perfectly. Located on Adair Road, the home provides a bright and spacious open plan lounge/dining room upon entering, complete with a large bay window, attractive feature fireplace and useful understairs storage. This welcoming reception space offers a wonderful environment to both relax and entertain, whilst also retaining a cosy and homely feel. To the rear of the property is a fitted kitchen overlooking the sizeable low maintenance rear garden, providing ample space for outdoor seating and entertaining during the warmer months. At the rear of the garden is a highly useful studio/workshop with power and lighting, offering fantastic flexibility for those working from home, requiring additional storage or seeking a hobby space. The first floor then provides two good sized bedrooms, with the larger bedroom benefitting from built-in wardrobes, alongside a spacious four-piece fitted bathroom suite. A staircase rises to the loft room where a further impressive space can be found. Bright and airy, enhanced by Velux windows that allow plenty of natural light to flood the room. This room also benefits from a handy separate W.C, adding further convenience and practicality. Given the property's highly desirable location and versatile accommodation throughout, we highly recommend arranging an internal viewing to fully appreciate everything this wonderful home has to offer. For further information or to request a time to view, please contact the Lawson Rose sales office today.

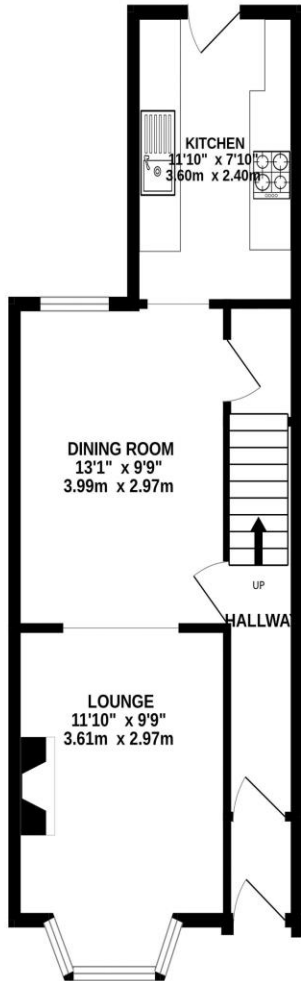
### Material Information:

- 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

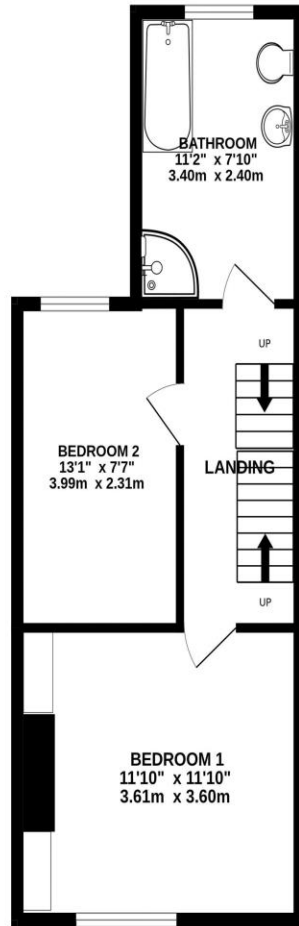




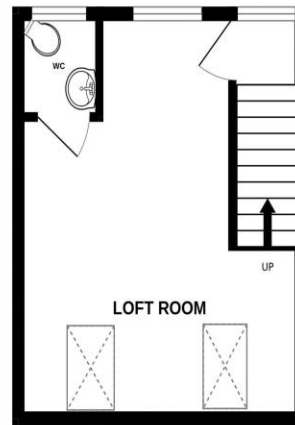
GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



LOFT ROOM  
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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28, Adair Road, SOUTHSEA, PO4 9PH

Energy rating

D

Valid until 07.03.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	72   C
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.



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131 Winter Road, Southsea, PO4 8DS