



**FOR SALE**

**£350,000**

1 Seaway Crescent,  
Southsea, PO4 8LL.

ESTATE AGENTS  
**LAWSON  
ROSE**

ESTATE AGENTS  
**LAWSON  
ROSE**

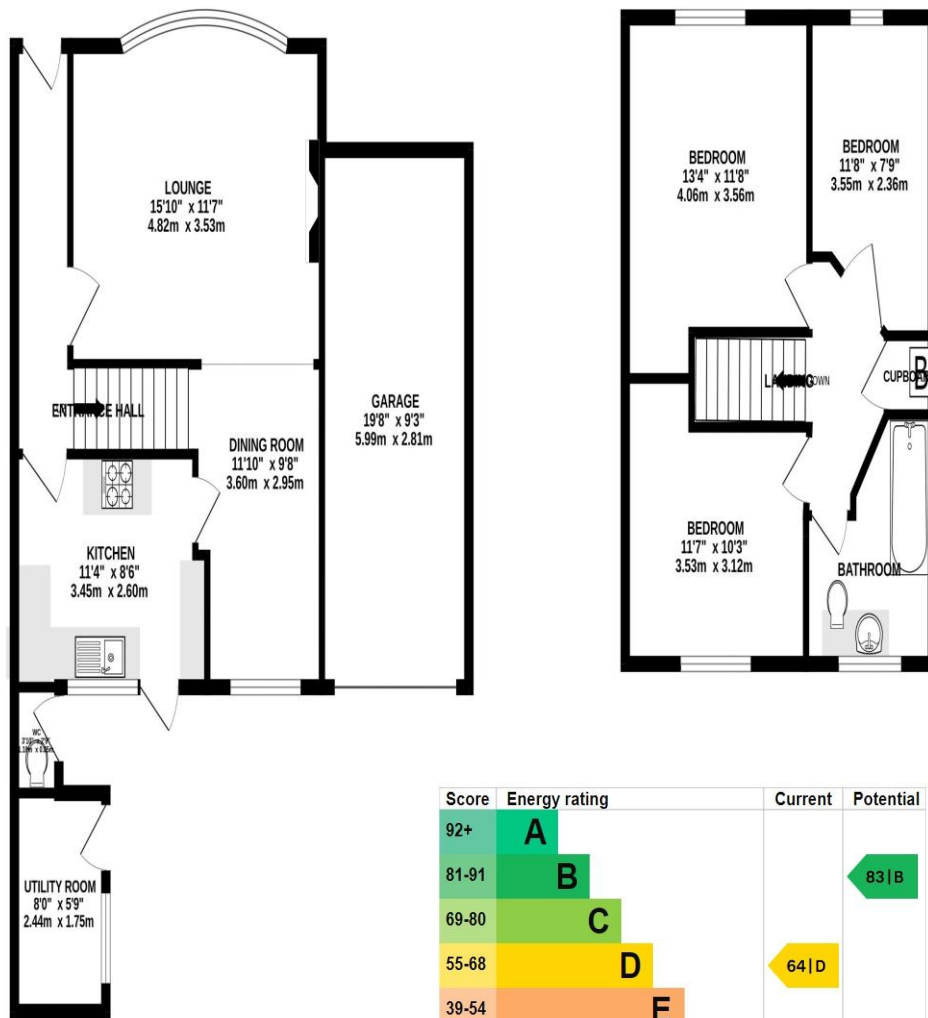
ESTATE  AGENTS

**LAWSON  
ROSE**



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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.  
Made with Metropix ©2023

# £350,000

## 1 Seaway Crescent, Southsea

This sizable end of terrace plot in a quiet cul-de-sac could make for an ideal family home and has boats a host of appealing features. Situated on the rarely available Seaway Crescent, this well-loved property is being offered with no forward chain. When entering, off the hallway is a spacious open living room that leads round to dining area with sliding rear doors overlooking the garden. There is a fitted kitchen, plus an outside W.C and separate utility area. The first floor then provides three good sized bedrooms, plus a modern fitted bathroom suite. Additionally the property is double glazed and gas centrally heated, plus the large rear garden provides two gated driveways giving ample off road parking, plus access to the large garage with power & light. Given all that's on offer we would highly recommend an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales team on 02392 367779.

### Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

### Council Tax - Band C



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, P04 8DS





