



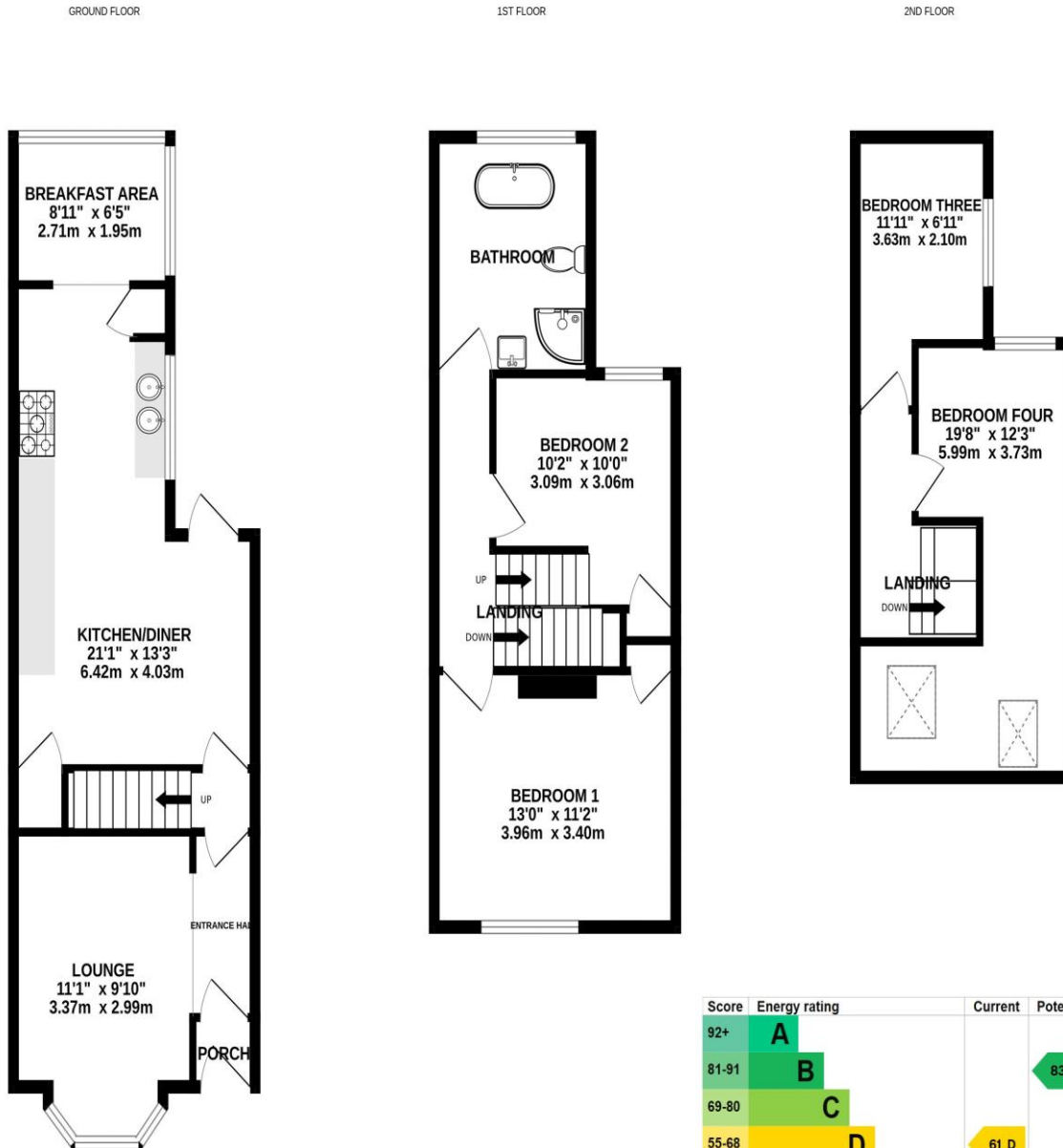
ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE
£325,000
7 Westfield Road,
Southsea, PO4 9EP.

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This four bedroom, terraced bay & forecourt property has accommodation set over three floors and could make for an ideal first time or family home. Located in Westfield Road, close to local amenities and Brasnbury Park, the property provides a stylish sitting room with large bay window and an open plan fitted kitchen/ dining area with a rear sun lounge overlooking the enclosed south facing rear garden. The first floor then provides two good sized double bedrooms alongside a sizeable four piece bathroom suite. The top floor then provides the additional two further bedrooms, the larger of which has two Velux windows.

Given the opportunity on offer we highly recommend an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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.
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