



FOR SALE

£250,000

95 Brompton Road,
Southsea, PO4 9AJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this two bedroom terraced property located in the popular Brompton Road, Southsea. Upon entering, there is an impressive open plan living space with a storage cupboard, stairs to the first floor and a door leading to the fitted kitchen. The kitchen also provides access to a handy lean-to/ utility space, a downstairs W.C and a rear conservatory that overlooks the garden. The first floor then provides two bedrooms, two good sized doubles and a separate study, complete with the fitted family bathroom suite. Additionally the home is majority double glazed and gas centrally heated, plus outside is a sizeable 55FT rear west facing garden. We highly recommend an Internal viewing to appreciate all the property has to offer, so to request a viewing, please make contact with one of our sales team today.

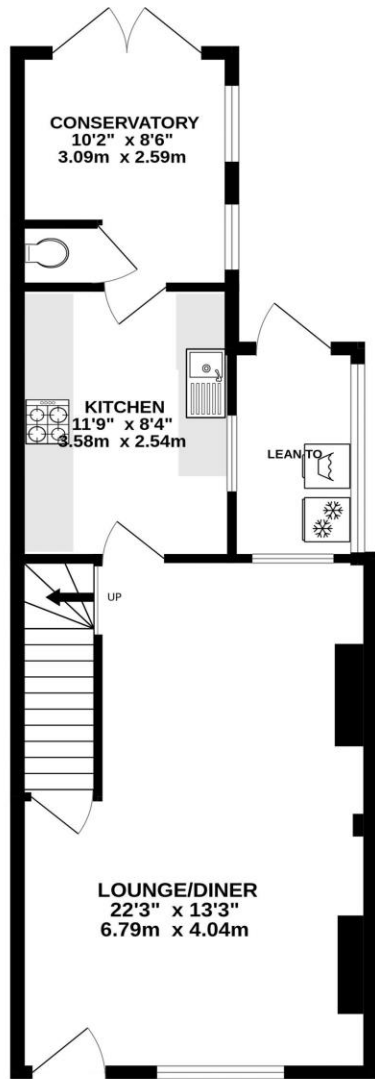
Material Information:

- 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease:
- Term:
- Management Company:
- Service Charge:
- Ground Rent:
- Lease Restriction: A copy of the lease is available upon request.
- Please also add anything else in this box that is required to comply with Material Information 2023.

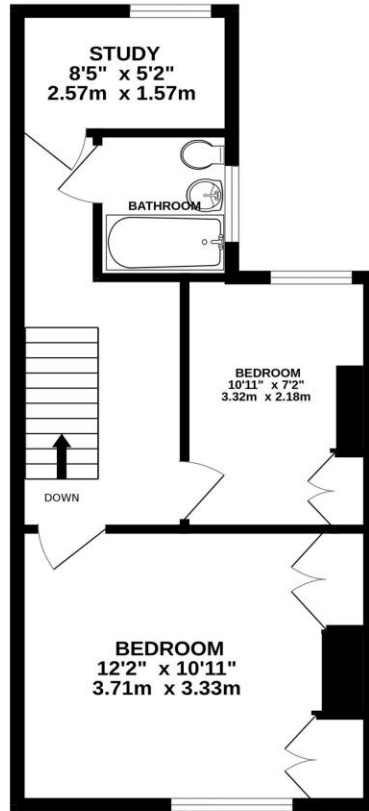




GROUND FLOOR



1ST FLOOR



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 6/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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.



02392 367 779 - contactus@lawsonrose.com

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