



FOR SALE

£260,000

Highland Mews 3 Clegg Road,
Southsea, PO4 9DG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE

PROPERTY DESCRIPTION

This unique end of terrace town house has accommodation set across four floors and its being offered with no forward chain! Situated on Clegg Road, this property on Highland Road is moments away from local amenities, offering an integral garage and a W.C on the ground floor, with stairs rising to the impressive, bright and airy living space. The second floor then provides a good sized double bedroom alongside the fitted family bathroom suite, whilst the top floor then provides the largest bedroom, complete with a walk in wardrobe. Additionally the home is double glazed and gas centrally heated, and given its living space and location, we must anticipate a strong level of interest. For further interest or to arrange a time to view, please contact the Lawson Rose sales office today.

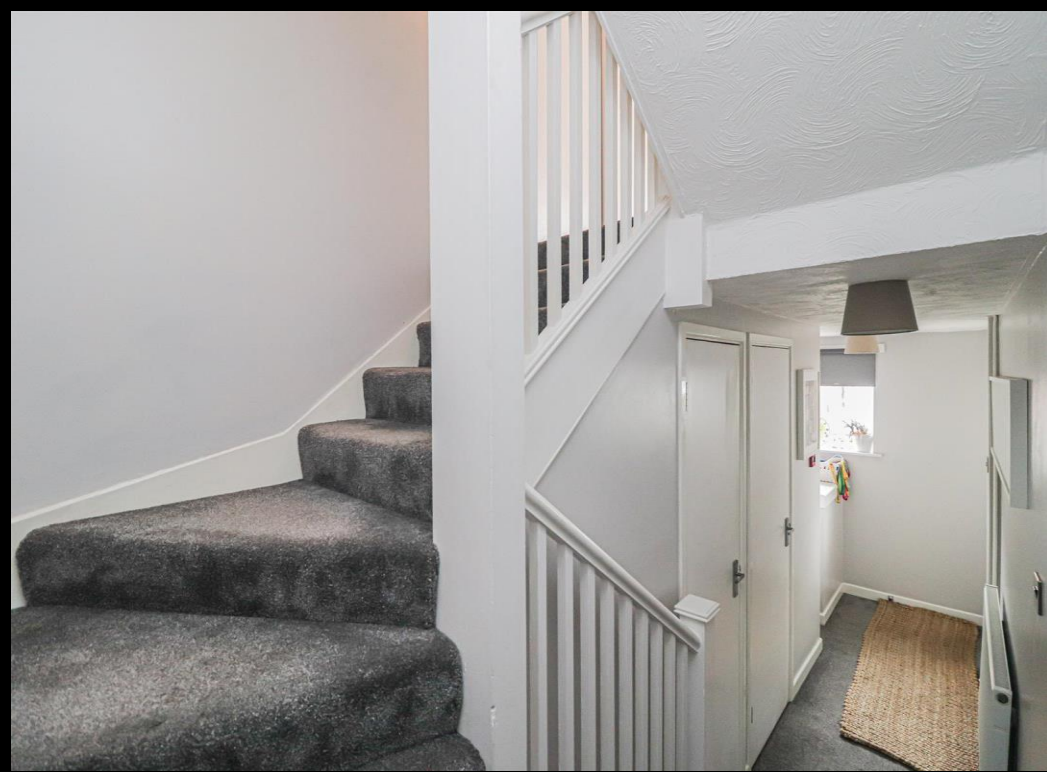
Material Information:

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

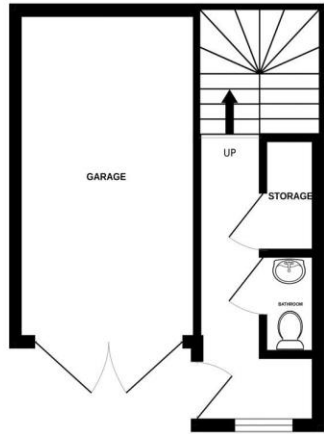


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

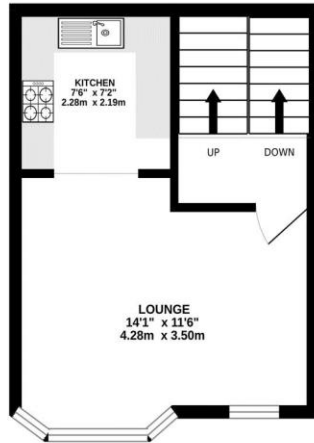




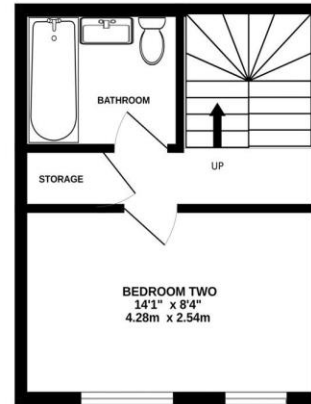
GROUND FLOOR



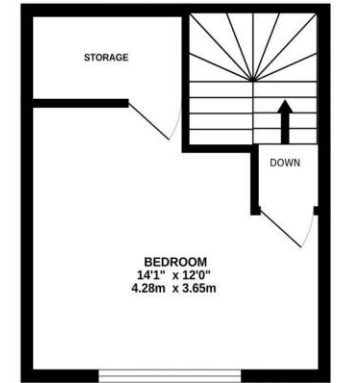
1ST FLOOR



2ND FLOOR



3RD 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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.