

FOR SALE

Guide Price £390,000

45 Henley Road, Southsea, PO4 0HS.

Tenure: Freehold



LAWSON ROSE

PROPERTY DESCRIPTION

This well presented and deceptively spacious family home is situated in the popular requested location of Henley Road, Southsea. Within walking distance of many of Southsea's most popular attractions, the property offers ample living accommodation in our opinion and could make for an ideal family home. Upon entering, a spacious open plan lounge/ dining room welcomes you with a large, bright bay window and feature fireplace. Moving through is a downstairs W.C plus a bright and airy open kitchen/ breakfast room complete with double doors opening into the landscaped west facing garden. The first floor then provides three great sized double bedrooms, plus a sizeable fitted family bathroom suite. Additionally the home is double glazed and gas centrally heated throughout, plus there is rear pedestrian access to the rear garden. Given all the property has to offer, we highly recommend an internal viewing, so for further information or to set a time to view, please contact the Lawson Rose 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, 02 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 B
- Flood Risk Low Risk (Stated on the Gov.uk portal)



O2392 367 779 - contactus@lawsonrose.com

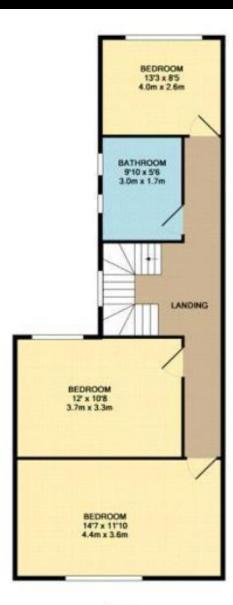
131 Winter Road, Southsea, PO4 8DS











APPROX FLOGRI APPROX FLOGRI APEA 937 SQ FT (97.1 NQ M.)

TOTAL APPROX. FLOOR AREA 1887 SQ.FT. (175-3 SQ.M.):

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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.