



# FOR SALE

**£650,000**

3 Longshore Way, ,  
Southsea, PO4 8LS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**



## PROPERTY DESCRIPTION

Nestled within a tranquil, picturesque cul-de-sac, situated at the shores edge stands this cherished detached family home, boasting unrivalled views of Langstone Harbour and beyond. Situated on a more than generous plot, this detached residence is adorned with well kept front and rear gardens, complemented by a gated driveway and large integral garage offering convenient parking. Step inside and be greeted by an impressive, welcoming hall that sets the tone for the rest of the residence. The ground floor unfolds into a luminous open-plan living space, seamlessly merging with a rear conservatory, providing an idyllic vantage point to admire the expansive garden. There is a well-appointed fitted kitchen/breakfast room, complete with access to a convenient downstairs shower room and toilet and the integral garage, ensuring functionality meets comfort effortlessly. Ascend the stairs to discover three ample bedrooms on the first floor. The master bedroom enjoys breathtaking views and boasts a built-in wardrobe. A tastefully appointed fitted bathroom suite completes the first floor. This much loved family home is thoughtfully outfitted with double glazing and gas central heating, With the added convenience of no forward chain, the opportunity to make this cherished property your own is not to be missed. Plots and properties of this nature rarely found in such a desirable location with the possibility of further creating a hugely enviable family home should you wish. For further information or to enquire on viewings arrangements, 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> 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.



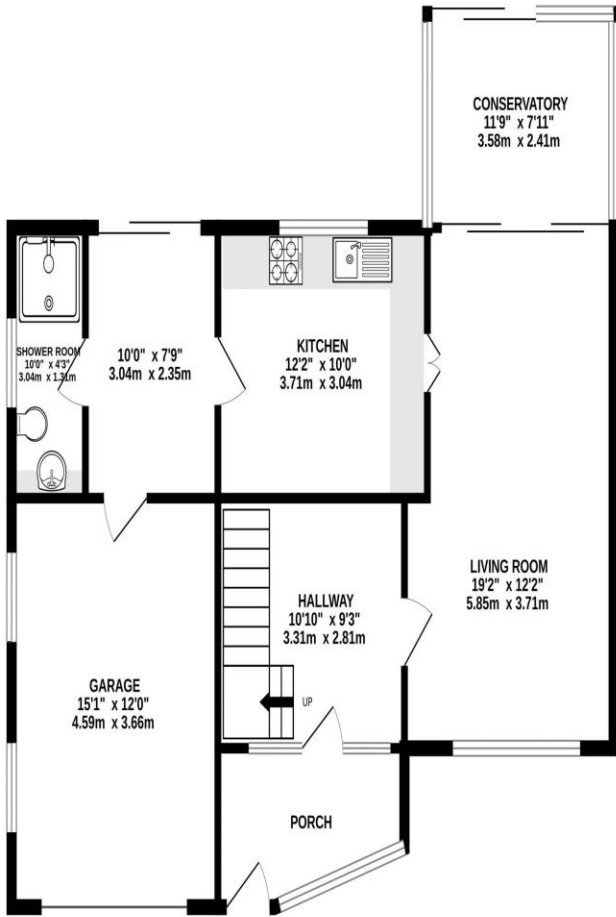




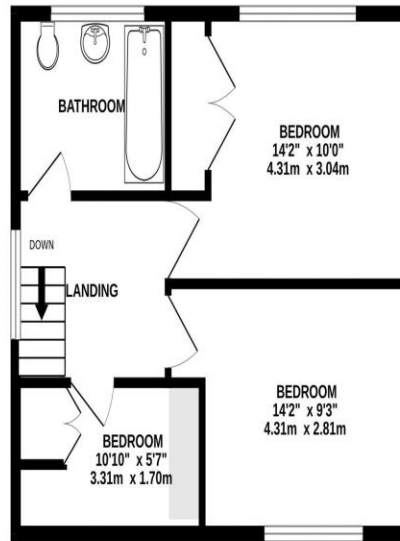




GROUND FLOOR



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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.



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