



# FOR SALE

**£465,000**

278 Locksway Road,  
Southsea, PO4 8LQ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this extended, four bedroom, double bay & forecourt property overlooking the universities playing fields on the popular Locksway Road. Updated, modernised and extended by the current homeowners over the years, the property has accommodation set over three floors, providing a bright and airy living room with a large bay window, an impressive open plan kitchen/ dining area, complete with a skylight and bi-folding doors opening out into the south facing rear garden and a separate utility/ downstairs W.C. The first floor then provides three good sized bedrooms alongside the fitted bathroom suite. The top floor offers a great sized master bedroom, boasting an array of built in wardrobes, dressing space and a stylish fitted shower room. Additionally the home is double glazed and gas centrally heated, plus there is an 18FT former garage to the rear of the garden currently used as a studio. Given the properties location and all it has to offer, we highly recommend arranging an internal viewing, so for further information or to request a time to view, please contact the Lawson Rose sales office today.

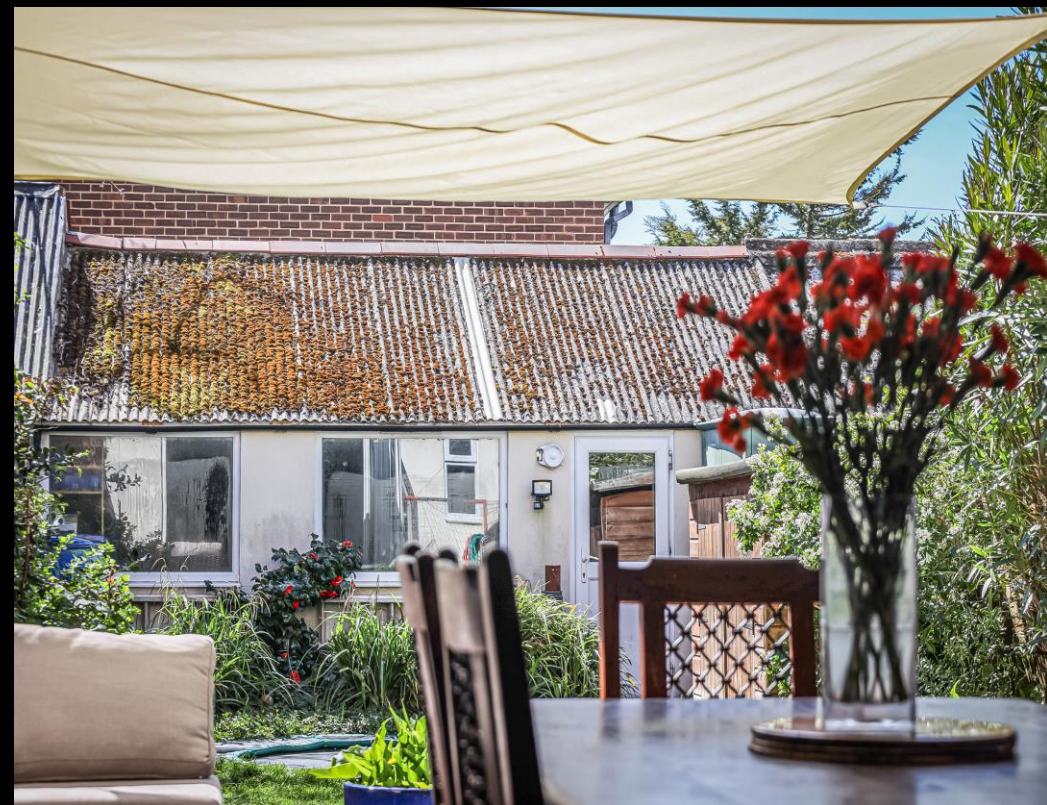
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**



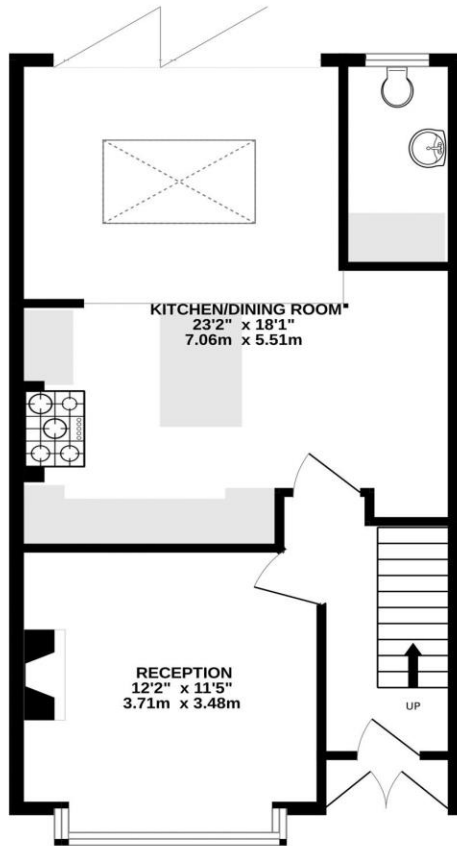




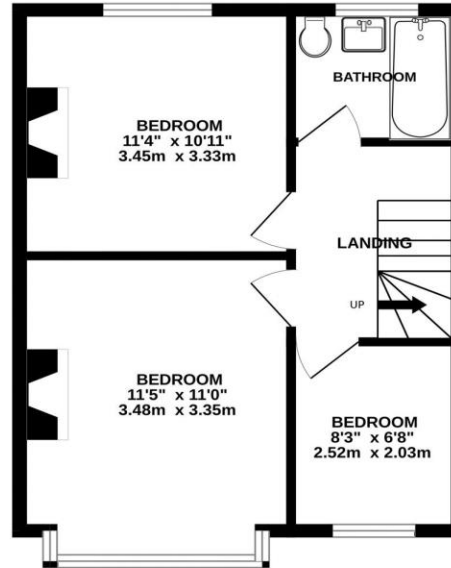




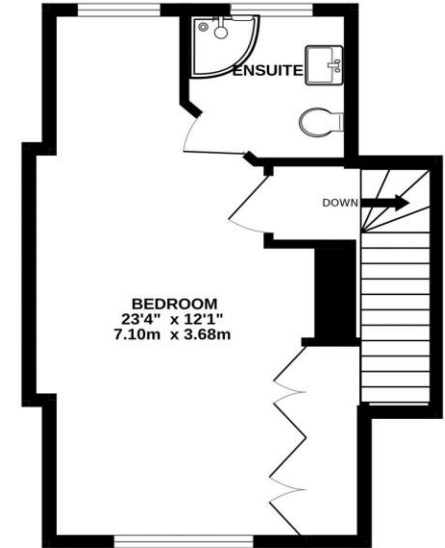
GROUND FLOOR



1ST FLOOR



2ND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

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