



# FOR SALE

## £210,000

89 Suffolk Road,  
Southsea, PO4 8EH.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This two bedroom bay and forecourt property is conveniently located close to local amenities and Bransbury Park and, although in need of some modernisation, offers excellent potential to create an ideal first time purchase or family home. Situated on the popular Suffolk Road in Southsea, the property is offered with the added benefit of no forward chain. The accommodation comprises two generous reception rooms accessed from the hallway, with a fitted kitchen and bathroom suite positioned to the rear. The first floor provides two well proportioned double bedrooms. Externally, the property benefits from a 24ft enclosed, south facing rear garden, offering a pleasant and private outdoor space. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

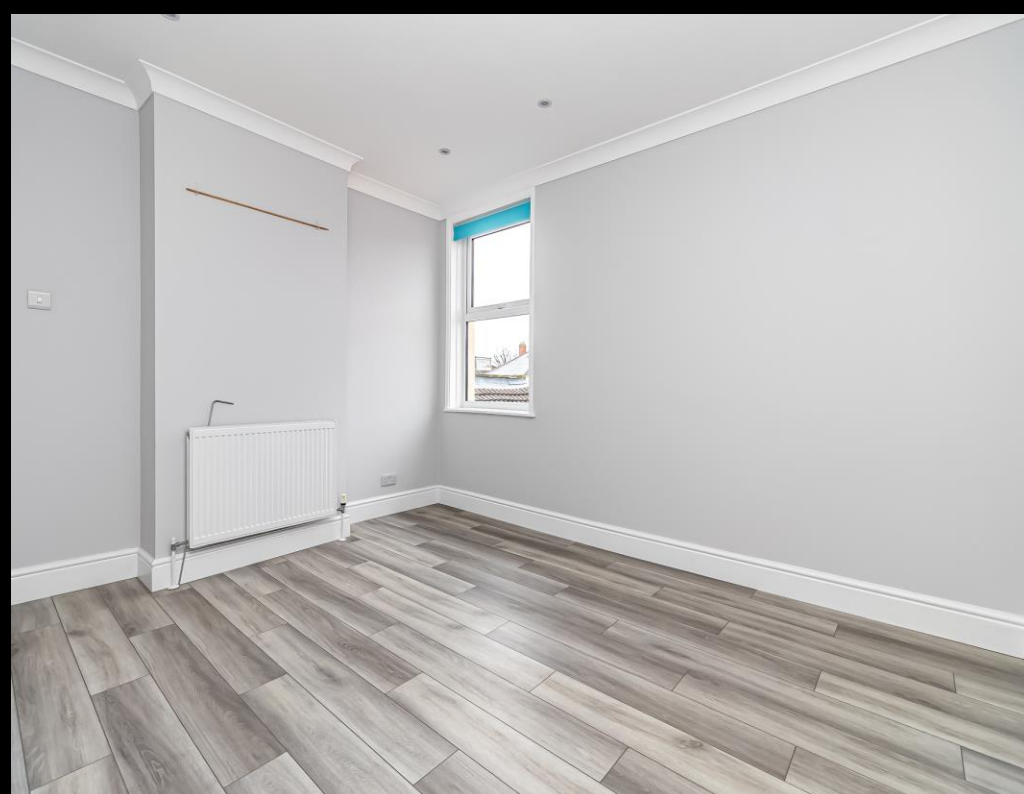
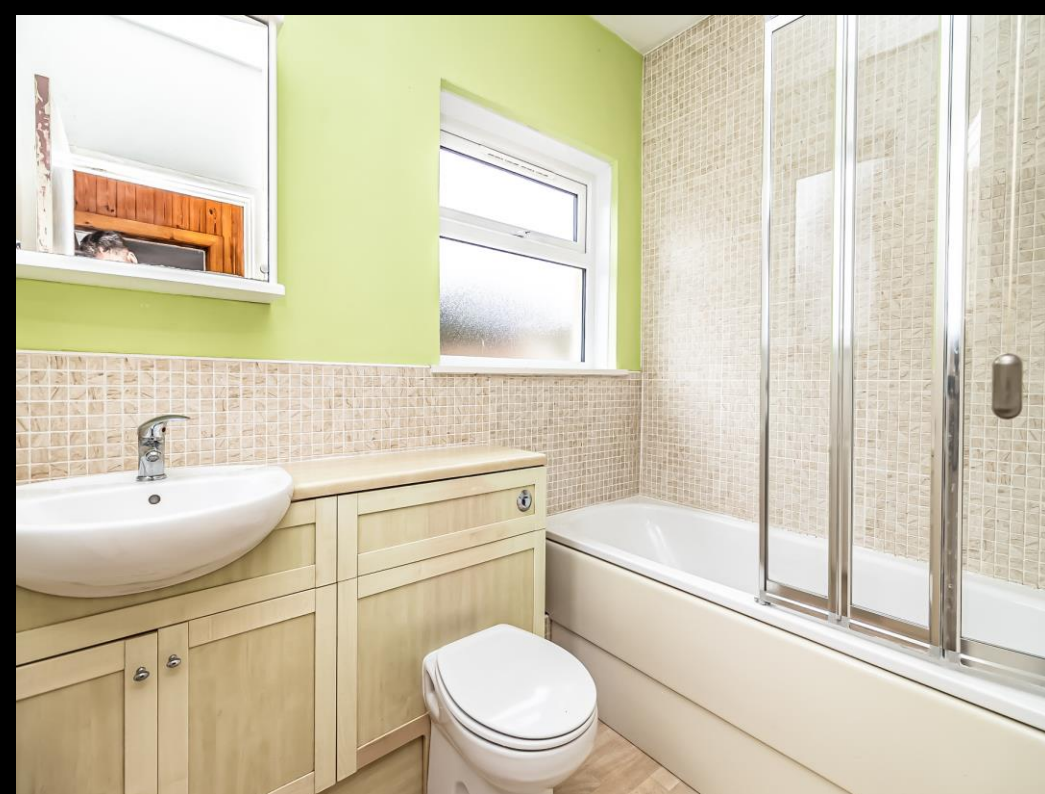
### Material Information:

- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

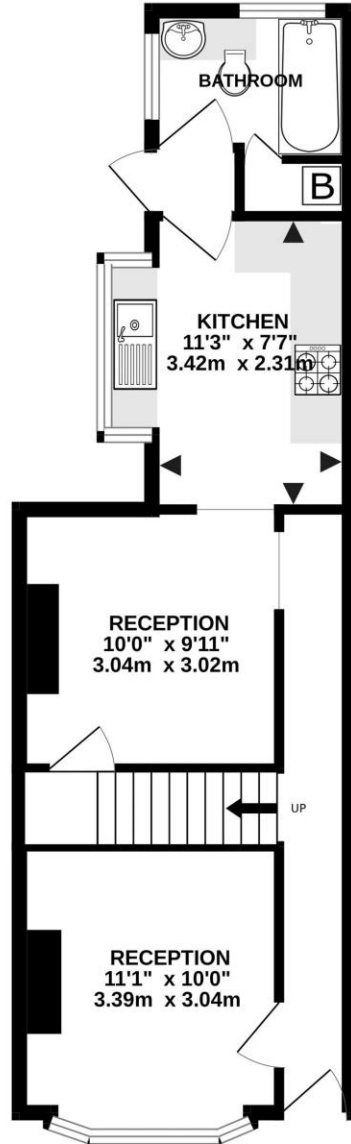




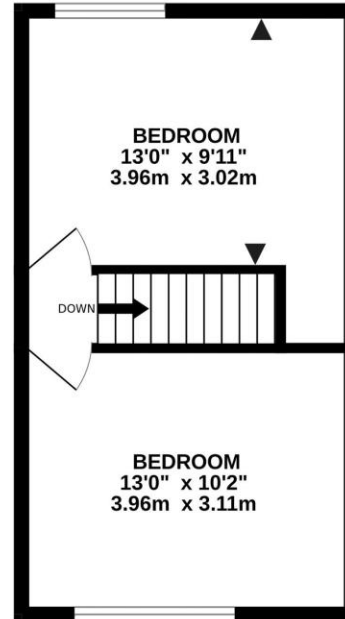




GROUND FLOOR



1ST FLOOR



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