



# FOR SALE

## £325,000

16 Haslemere Road,  
Southsea, PO4 8AY.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property has a versatile loft space and is being offered with no forward chain! Situated on the popular Haslemere Road in Southsea, the accommodation provides a bright, spacious open plan living room with access to a downstairs shower room and a modern, bright and airy kitchen with double doors opening into the garden. The first floor then provides a fitted bathroom suite, three good sized double bedrooms and access to a loft space complete with Velux windows. Outside is a well-kept west facing rear garden that also benefits from rear pedestrian access. Potentially an ideal first time or family home in our opinion and therefore we highly recommend an internal viewing to appreciate all the property has to offer. For further information or to request 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, 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)

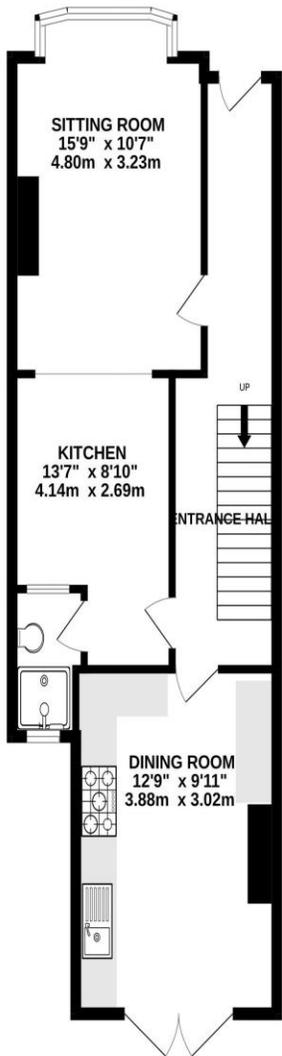


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

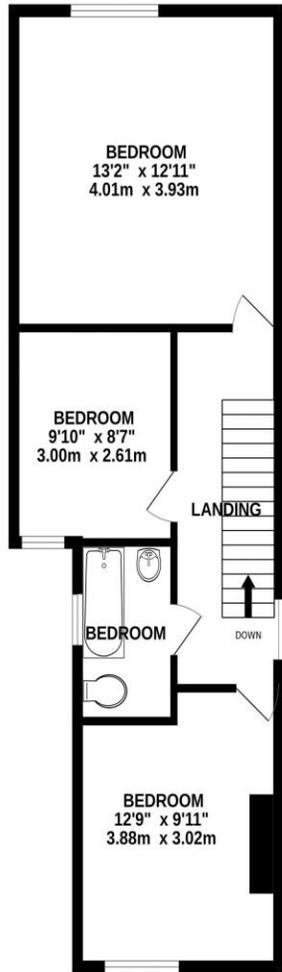




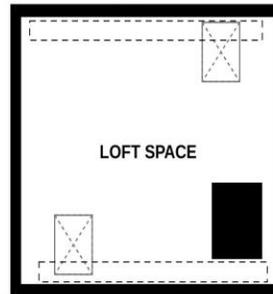
GROUND FLOOR



1ST FLOOR



2ND 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	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.