



# FOR SALE

**£230,000**

60 Hatfield Road,  
Southsea, PO4 9DJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

No Forward Chain! This attractive two-bedroom bay & forecourt terraced home is situated in a popular residential pocket of Southsea and, while requiring some modernisation, offers an excellent opportunity for buyers looking to create their ideal family home. Located on Hatfield Road, the property features a welcoming living room with a large bay window and charming feature fireplace, flowing through to a second reception room that lends itself perfectly as a formal dining area. To the rear is a fitted kitchen providing access to a downstairs W.C. and an enclosed, low-maintenance rear garden measuring approximately 24ft — ideal for relaxing or entertaining. The first floor offers two generous double bedrooms, both benefiting from built-in wardrobes, along with a stunning, recently fitted four-piece bathroom suite accessed from the second bedroom, adding a touch of luxury to the home. A wonderful opportunity in our opinion, and one that must be viewed to be fully appreciated. For further information or to arrange an internal 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**

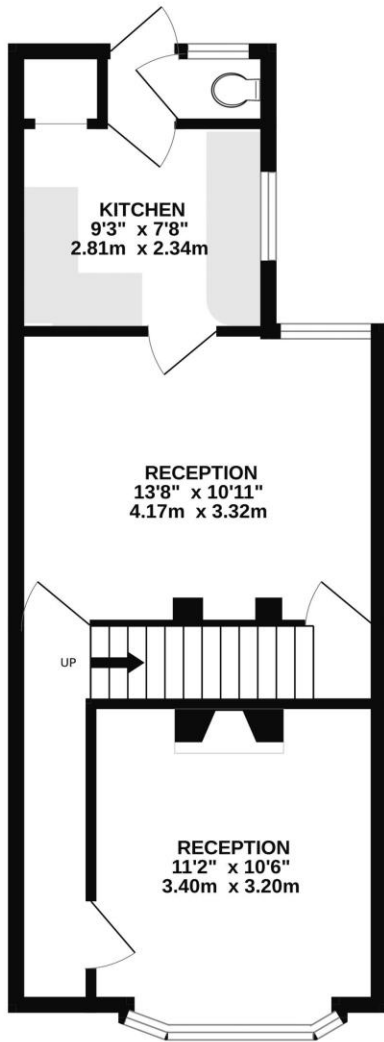




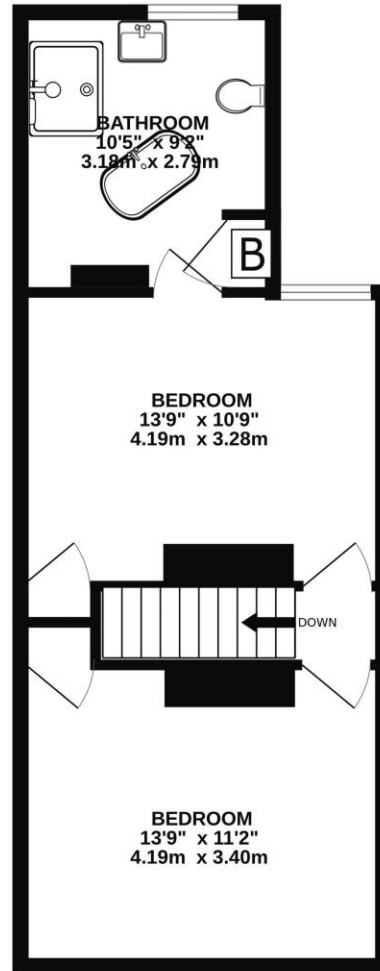




GROUND FLOOR



1ST FLOOR



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.