



FOR SALE

£250,000

59 Goodwood Road,
Southsea, PO5 1NN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! Ideally positioned close to the popular independent shops, cafés and restaurants of Albert Road, and within easy reach of the iconic Kings Theatre, this well-presented terraced home is located in the heart of central Southsea and would make an excellent first-time purchase. Situated on Goodwood Road, the accommodation begins with a spacious, neutrally decorated reception room, which flows through into a bright and generous open-plan kitchen and dining area—a fantastic space for both everyday living and entertaining. Sliding doors allow an abundance of natural light to pour in and open out onto the enclosed, west-facing rear garden, measuring approximately 16ft, perfect for enjoying afternoon and evening sun. The first floor provides two well-proportioned double bedrooms, both benefiting from built-in wardrobes, along with a stylish, modern fitted shower room completing the accommodation. In our opinion, this is a great opportunity in a sought-after location, and we highly recommend an internal viewing to fully appreciate all the home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

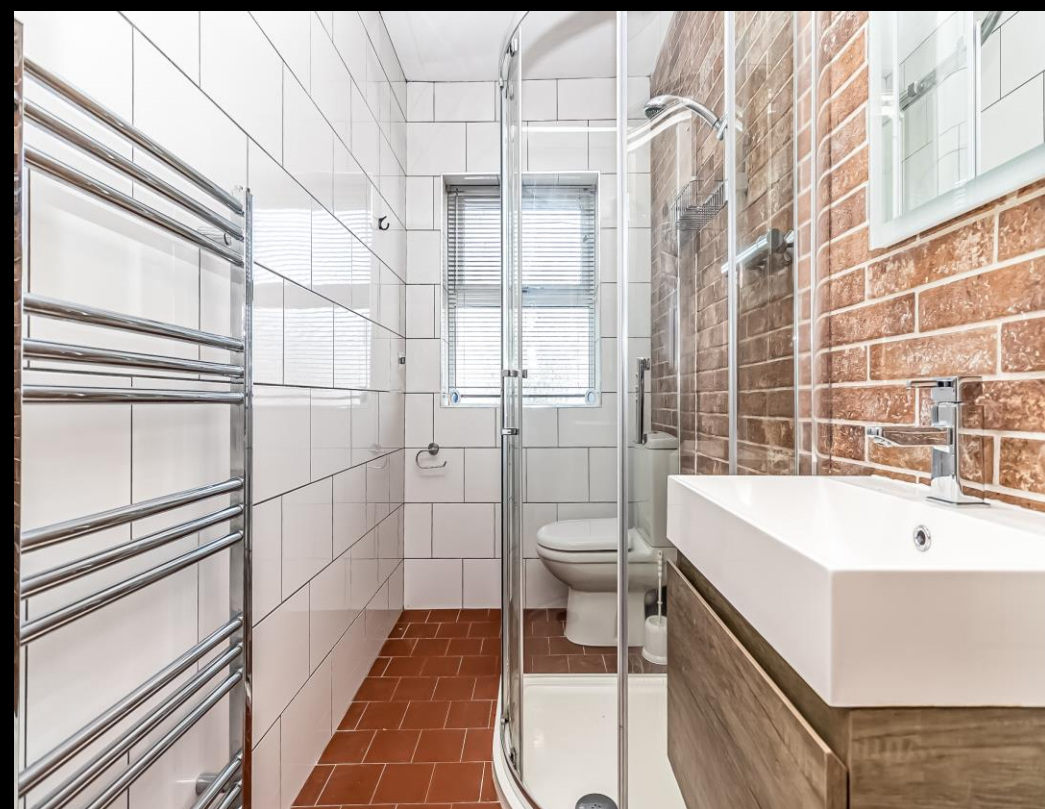
Material Information:

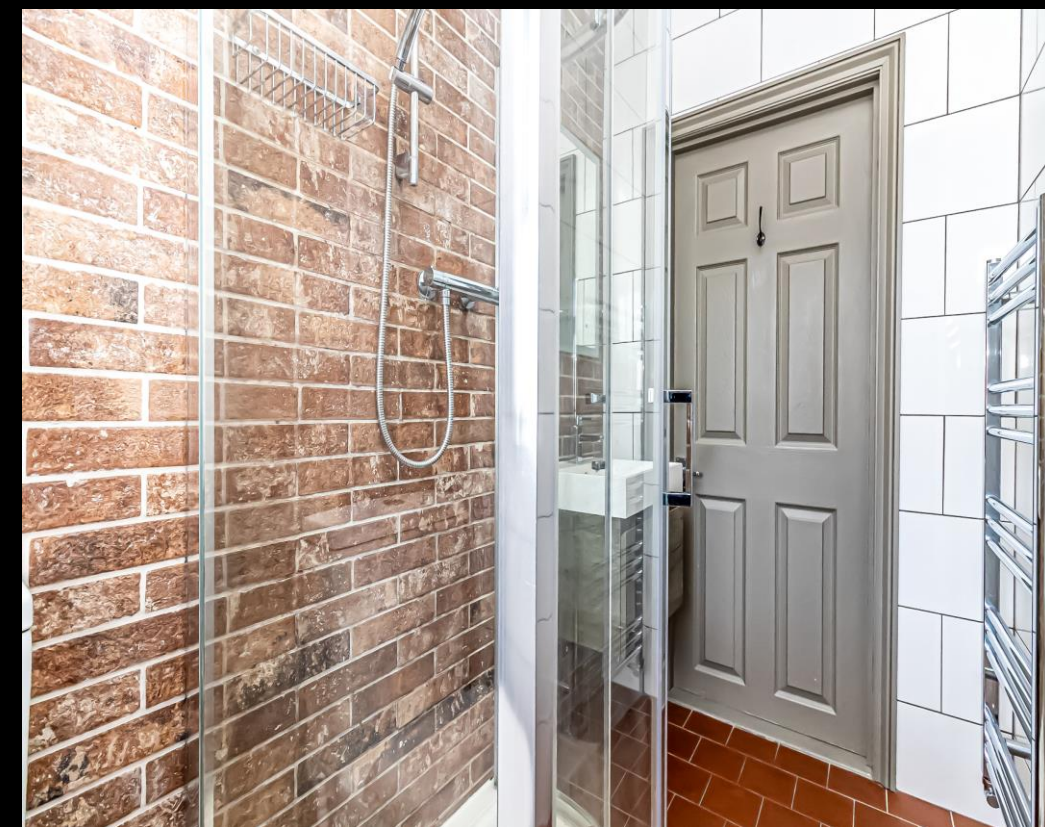
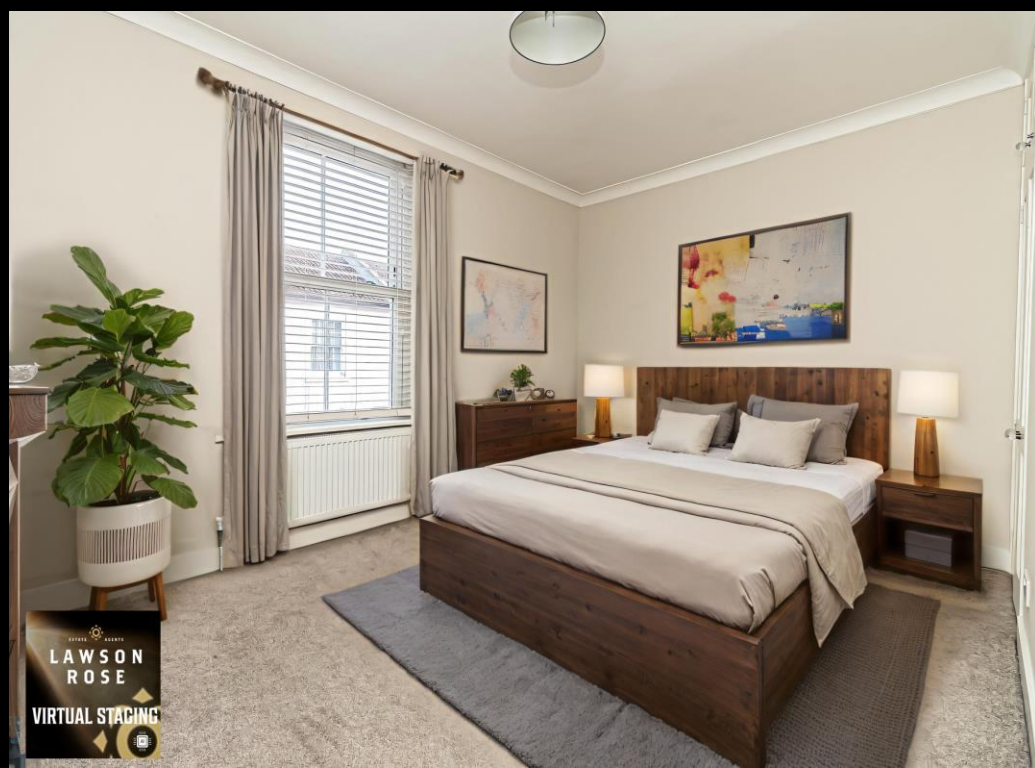
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



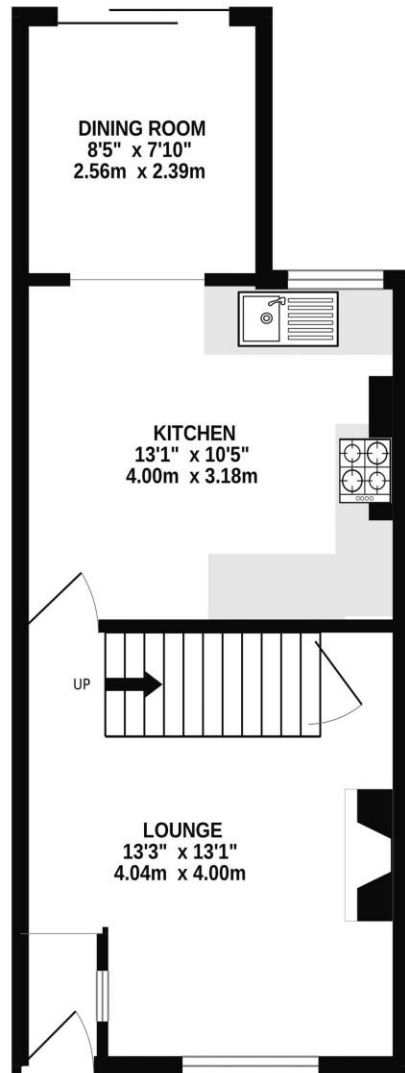
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

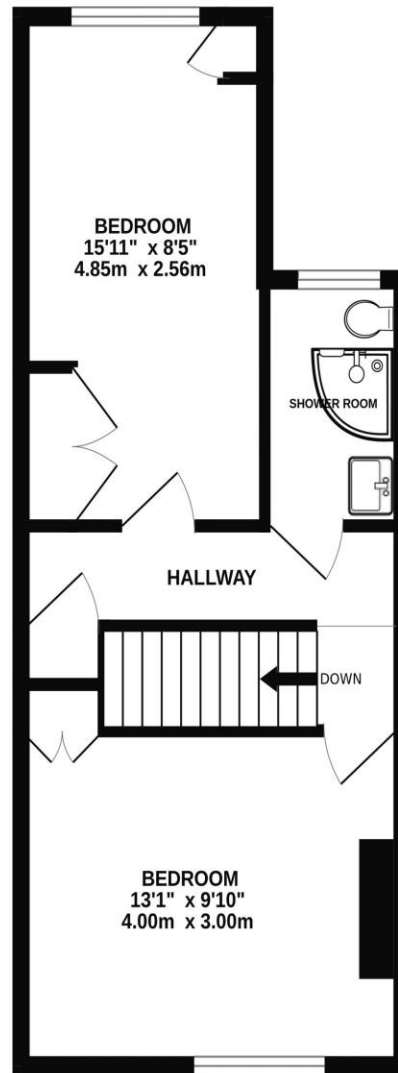




GROUND FLOOR



1ST FLOOR



59 Goodwood Road, PO5 1NN

Energy rating

C

Valid until 27.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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.