



FOR SALE

£275,000

3 Adair Road,
Southsea, PO4 9PH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Moments from the seafront & promenade, this terraced property in the popular 'Eastney Village' has brilliant potential and could make for an ideal family home. Situated at the end of the popular Adair Road, the current homeowners have loved and lived in the property for over 25 years, with the seafront just around the corner, its easy to see why, upon entering, through the porch is an impressive open plan living space with a fitted kitchen, utility space and a fitted downstairs shower room. The first floor then provides two great sized double bedrooms, plus an additional fitted shower room (formally the third bedroom). Additionally the home is double glazed and gas centrally heated, plus outside is an enclosed west facing rear garden. Given the properties location 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, 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 / Surface Water – Medium Risk (Stated on the Gov.uk portal)

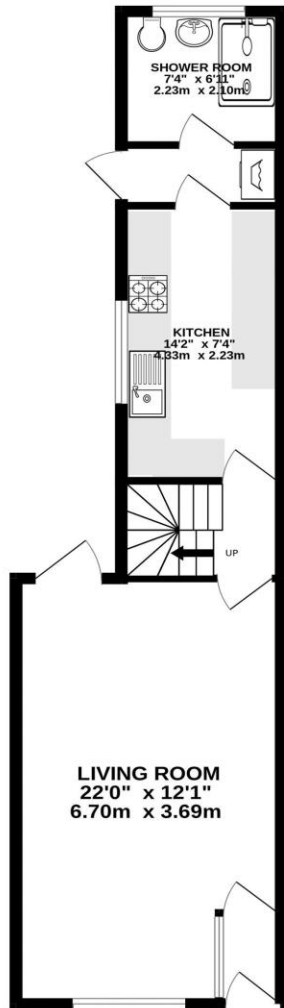


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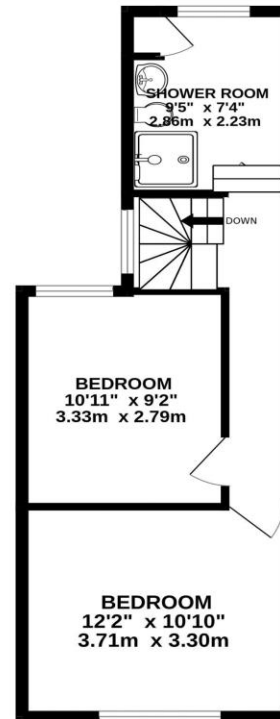




GROUND FLOOR



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.