



162 Landguard Road
Southsea, PO4 9DU
Asking Price £240,000

co **groves**
Sales, Rentals and Block Management

162 Landguard Road, Southsea, PO4 9DU

BRIGHT & AIRY 2 BEDROOM HOME LOCATED A SHORT WALK FROM SEAFRONT, SHOPS, BUS ROUTES, PARKS, SCHOOLS, ALBERT ROAD, BARS, RESTAURANTS, CAFES AND SUPERMARKETS. The accommodation comprises 2 double bedrooms, attractive lounge with bay window, entrance porch, dining room, fitted kitchen, utility/storage area, well presented bathroom. The property is fitted with double glazing, gas central heating, enclosed rear garden and can be offered with no chain.

Porch

Part glazed front door leading to porch, tiled flooring, door to:

Lounge

14' into bay x 13'1 (4.27m into bay x 3.99m)

Double glazed bay window to front, brick fireplace with mantelpiece over, laminate flooring, radiator, meter cupboard.

Dining Room

10'4 x 13'1 (3.15m x 3.99m)

Double glazed doors to garden, laminate flooring, stairs to first floor with understairs storage cupboard.

Kitchen

10'2 x 8'7 (3.10m x 2.62m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, plumbing for dishwasher, spaces for tumble dryer and fridge freezer. Part tiled walls, vinyl flooring, coved and textured ceiling, double glazed window to side, door to:

Utility Area

Double glazed window to side, plumbing for washing machine, Ideal Logic gas boiler, storage cupboard.

Bathroom

7'9 x 6'4 (2.36m x 1.93m)

White suite comprising bath, WC, wash hand basin, tiled walls, vinyl flooring, ladder radiator, double glazed window to rear.

First Floor Landing

Hatch to loft.

Bedroom 1

13'4 x x 13' (4.06m x x 3.96m)

Double glazed window to front, coved and textured ceiling, radiator.

Bedroom 2

13' x 12'2 (3.96m x 3.71m)

Double glazed window to rear, wardrobe/storage area with shelving, radiator.

Garden

Enclosed rear garden with walled and fenced boundaries.

Additional Information

Tenure - Freehold

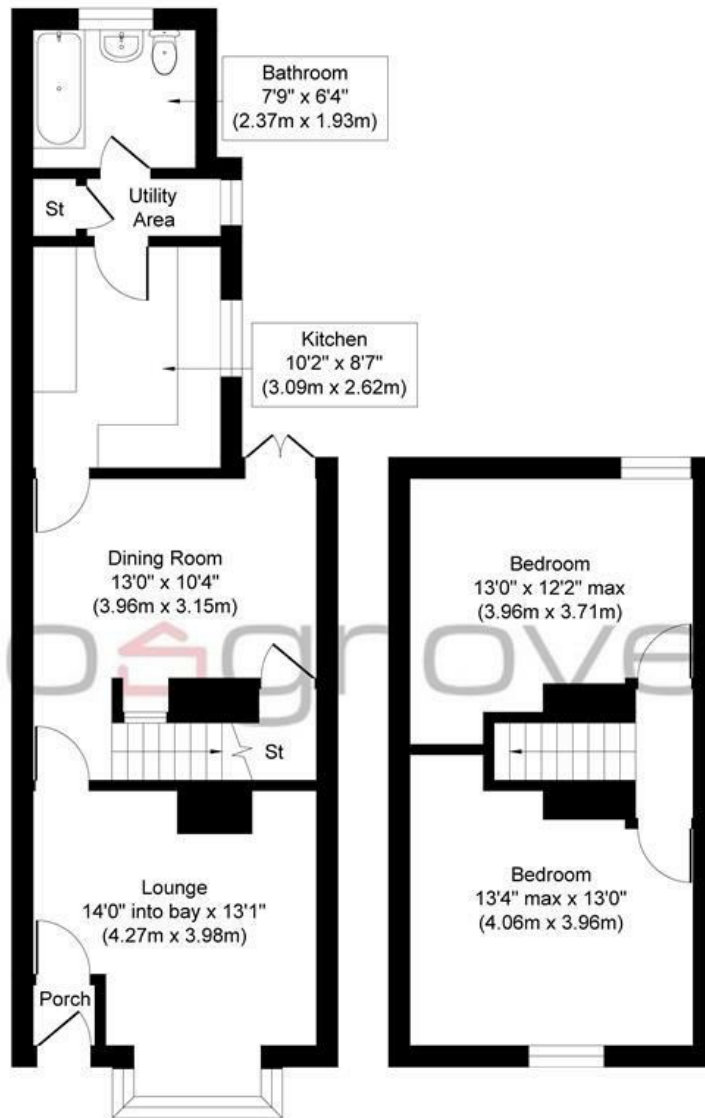
Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor
Approximate Floor Area
503 sq. ft
(46.70 sq. m)

First Floor
Approximate Floor Area
324 sq. ft
(30.10 sq. m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

