



**FOR SALE**

**£335,000**

213 St. Augustine Road,  
Southsea, PO4 9AB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This well presented, three bedroom, terraced could make for an ideal family home and has the huge benefit of a hard stand for off road parking to its rear! Located in St Augustine Road in Southsea, the accommodation comprises of a bright and airy living room with a large bay window, that opens into the contemporary fitted kitchen complete with a breakfast bar. Moving through the home is a downstairs shower room and a secondary reception room with double doors opening into the sizeable west facing rear garden. The first floor then provides three good sized double bedrooms, plus a fitted bathroom suite. Additionally the home is double glazed and gas centrally heated, there is a spacious, versatile basement currently used for storage plus access to the parking to the properties rear is via a gated entrance of Devonshire Avenue. We highly recommend an internal viewing, so for further information or to enquire on viewings arrangements, 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. – Off Road Parking At Rear Of Property.
- 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**

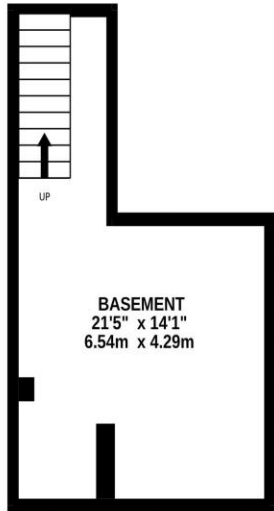




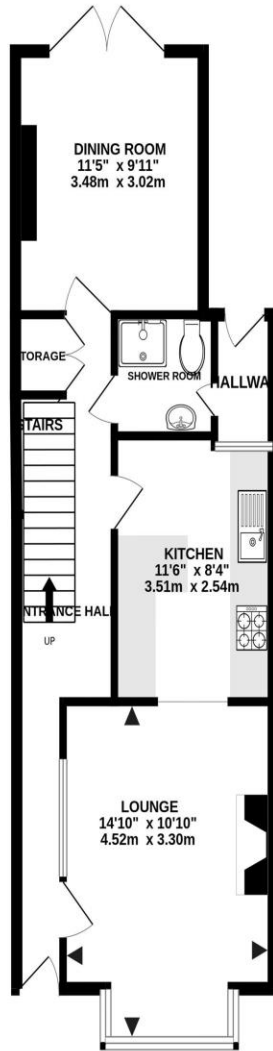




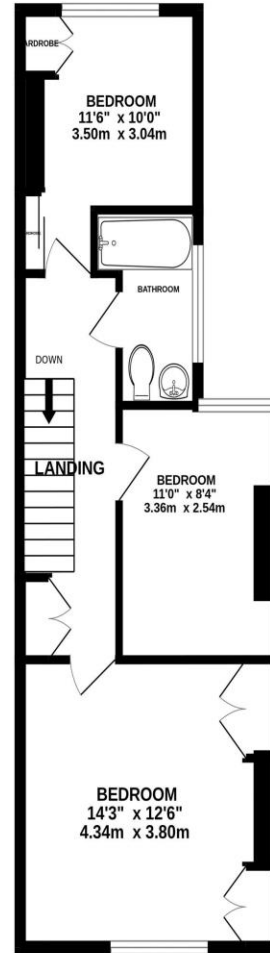
BASEMENT LEVEL  
210 sq.ft. (19.5 sq.m.) approx.



GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

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.