



# FOR SALE

## £355,000

71 Essex Road,  
Southsea, PO4 8DQ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Moments away from Milton Park and the local amenities, this deceptively spacious, three bedroom, bay & forecourt property on the highly desirable tree lined, Essex Road is now available to view with Lawson Rose. Upon entering, off the hallway is a sizeable living room with a bright bay window and feature fireplace, a secondary reception currently used as a bedroom and a great sized, open planned kitchen/ breakfast room with leads into a rear conservatory overlooking the enclosed south facing rear garden. The first floor then provides three good sized double bedrooms and a fitted family bathroom suite. Additionally the property is double glazed and gas centrally heated, plus its being offered with no forward chain! For further information or to enquire on viewing arrangements, please contact our sales office today.

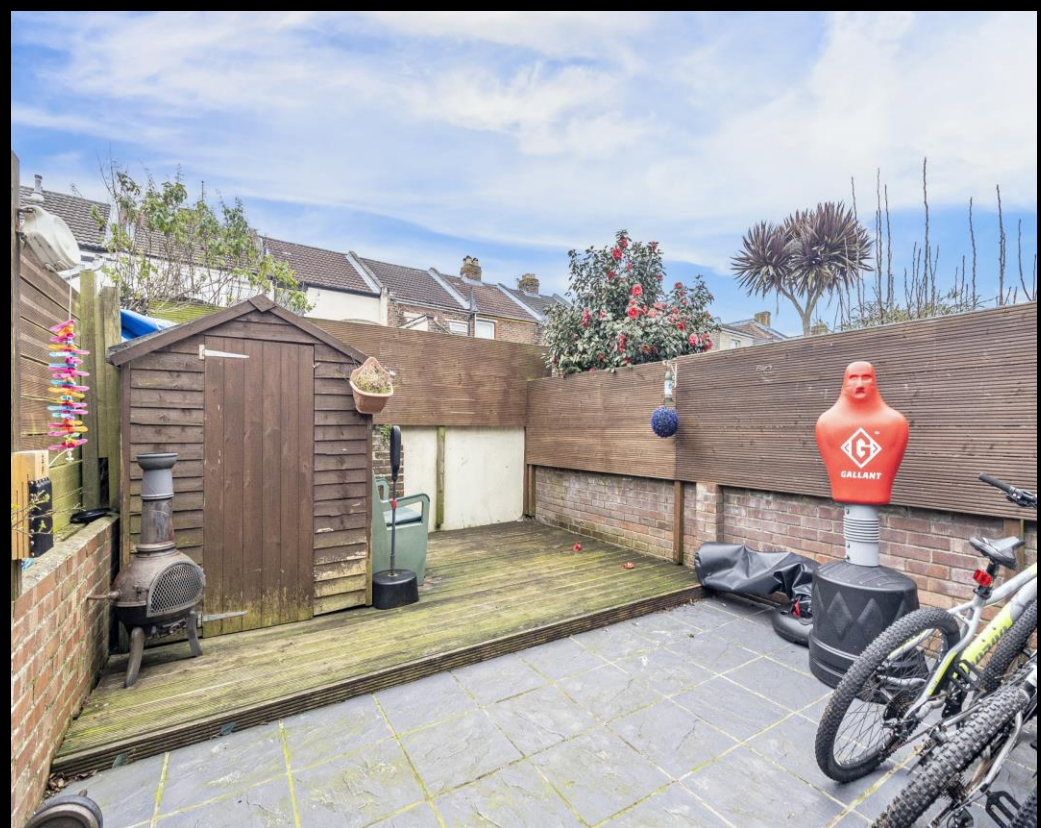
### Material Information:

- 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

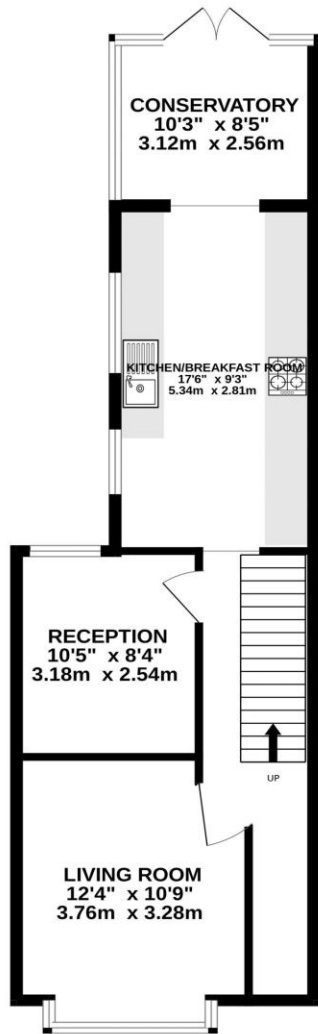


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

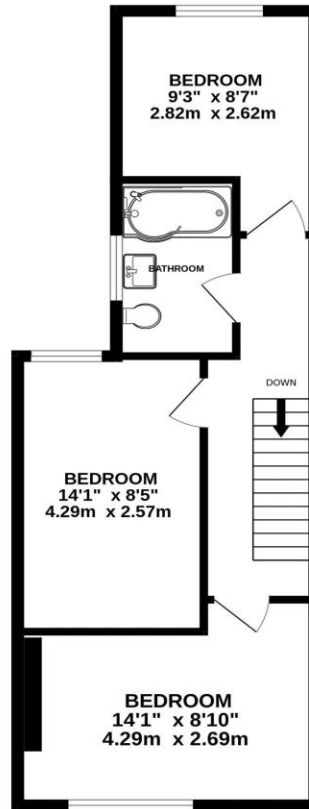




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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.