



# FOR SALE

Offers in Excess of £670,000

31 Festing Grove,  
Southsea, PO4 9QB.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Welcome to this exceptional property located in the coveted Festing Grove, Southsea. This immaculately presented, double fronted, semi-detached family residence offers a brilliant family home in one of Southsea's prime locations, just a short stroll away from the seafront and promenade. Upon entering, you are greeted by an impressive large hallway that sets the tone for the elegance and space found throughout the home. The ground floor boasts two brilliantly presented spacious living rooms, perfect for entertaining or relaxing with family and friends. The stylish kitchen/breakfast room is a focal point, offering modern amenities and ample space for dining. Additionally, there is a separate utility room and a convenient W.C., enhancing the practicality of everyday living. Ascending to the first floor, a large landing awaits, leading to two generously sized double bedrooms that provide comfort and tranquillity. A contemporary fitted bathroom suite adds a touch of luxury to daily routines. Completing this level is a good-sized third bedroom with access to the fourth bedroom, offering versatility to accommodate various lifestyle needs. Additionally the property has a large versatile loft space with Velux windows, currently used as a hobby room. Outside, the property boasts a well-kept landscaped garden, providing a serene retreat for outdoor enjoyment and relaxation. Furthermore, an off-road parking space to the front side of the home adds convenience and ease of access. In summary, this stunning family residence offers a rare opportunity to experience luxurious living in a highly desirable location. With its spacious layout, elegant design, and proximity to the seafront, this property offers Southsea living at its finest. For further information or to enquire on viewing 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.
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



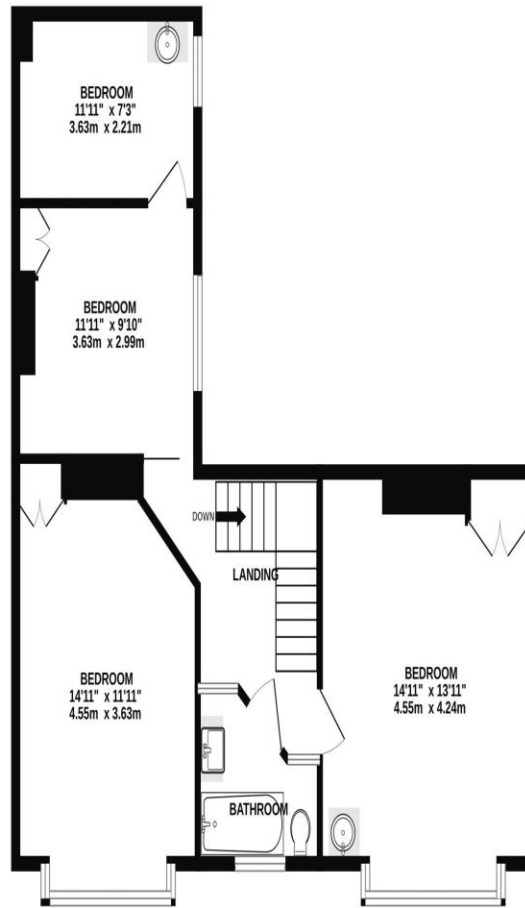
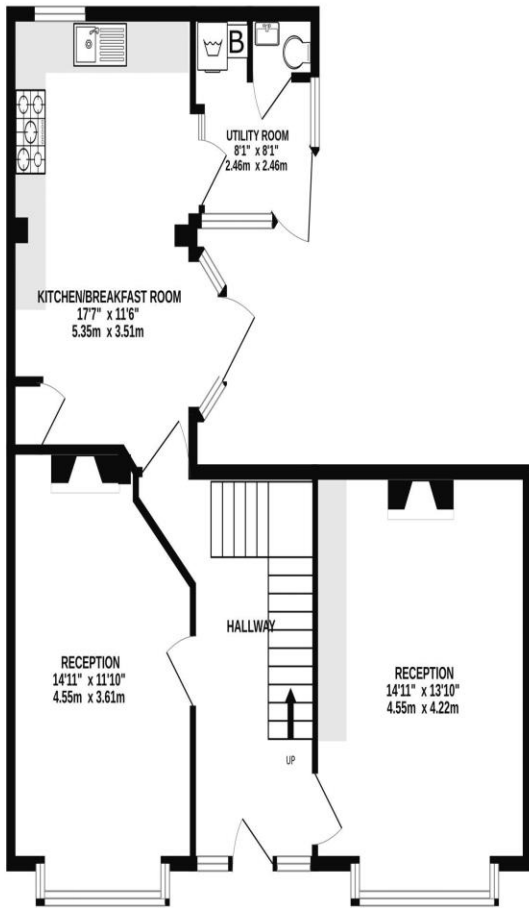
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**





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.

Made with Metropix ©2024

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.