



**FOR SALE**

**£700,000**

7 Parkstone Avenue,  
Southsea, PO4 0QY.

Tenure: Freehold

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ROSE**



## PROPERTY DESCRIPTION

Upon entering, you are greeted by a grand hallway that sets the tone for the spacious accommodation spread over three floors. The ground floor boasts a stunning open-plan kitchen/living space, exuding both style and functionality. With sleek countertops, modern appliances, merging into the inviting living area, perfect for gatherings and relaxation. An additional reception room provides versatility for various lifestyle needs, while a convenient downstairs cloakroom adds practicality to this level. Ascending to the first floor, a generously sized landing leads to a stunning bathroom featuring a separate shower, epitomizing luxury and comfort. Adjacent is a separate W.C for added convenience. Three well-proportioned double bedrooms offer peaceful retreats, each with its own unique charm and ample natural light. Venturing to the top floor reveals two further bedrooms, complemented by an array of built-in storage, This level provides flexibility for use as additional bedrooms, a home office, or a tranquil space for relaxation. Outside, the property boasts a large wrap-around garden, offering a private space ideal for outdoor entertaining. Furthermore, the garden doubles as off-road parking, ensuring convenience and security for residents and visitors alike. In summary, this distinguished property on Parkstone Avenue presents an exceptional opportunity to embrace luxurious coastal living. With its impressive features, ample space, and prime location, Don't miss the chance to make this your dream home! 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**









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1801 sq.ft. (167.3 sq.m.) approx.

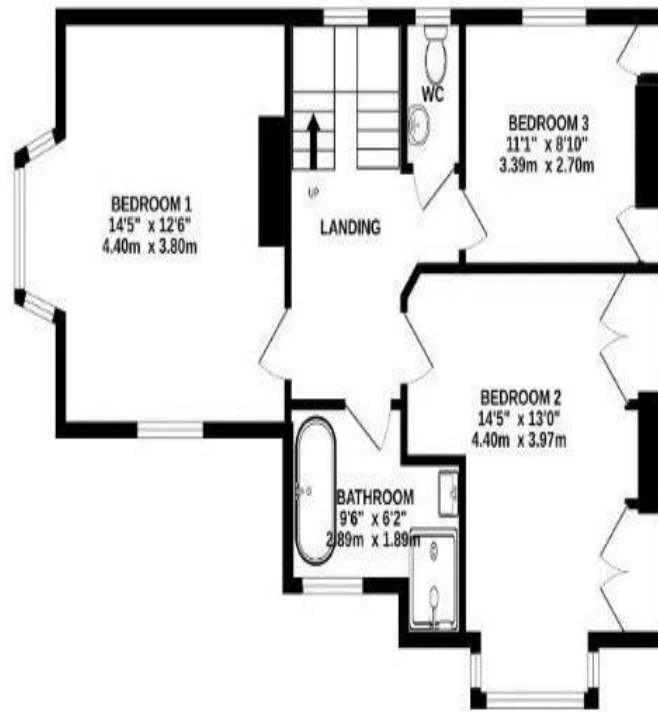
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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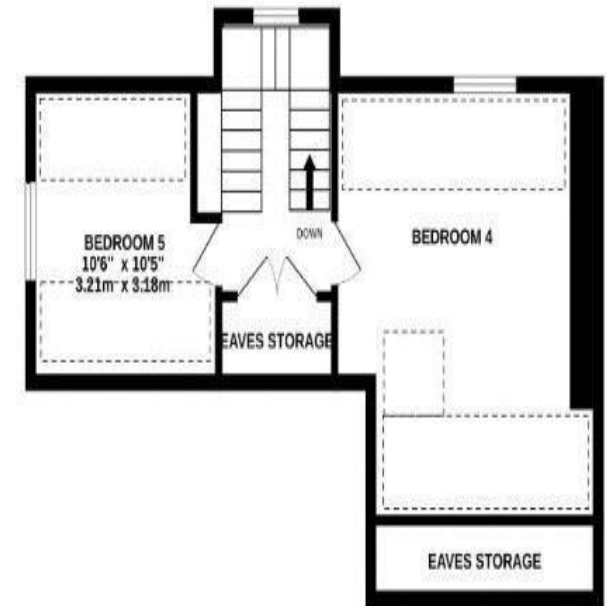
GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



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