



# FOR SALE

**£360,000**

17 Castle Road,  
Southsea, PO5 3DE.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

17 Castle Road is a truly captivating two-bedroom townhouse nestled in the heart of central Southsea. This remarkable property boasts a unique design, spread over three inviting floors, each exuding charm and character. The ground floor provides an integral double garage, providing ample space for parking and storage. Adjacent to the garages is a versatile utility room/office space, ideal for those seeking functionality and convenience in their daily lives. A striking feature of this home is the eye-catching spiral staircase, drawing the eye upwards and inviting exploration. Ascending to the first floor, you'll find yourself in the heart of the home - a bright and airy open-plan living space seamlessly integrating modern living with classic design. The contemporary kitchen, with its sleek finishes and a perfect setting for social gatherings. Venturing to the top floor, you'll discover a modern fitted bathroom suite and two generously proportioned double bedrooms, each offering a tranquil retreat from the world outside. The master bedroom is complemented by an impressive fitted shower room. Located on the iconic Castle Road, this exceptional townhouse embodies the essence of Southsea living, offering convenience, style, and sophistication in equal measure. With its thoughtfully crafted design and prime location, 17 Castle Road presents a rare opportunity in our opinion, and therefore we highly recommend an internal viewing to appreciate all the property has to offer. 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 In Area: 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 D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



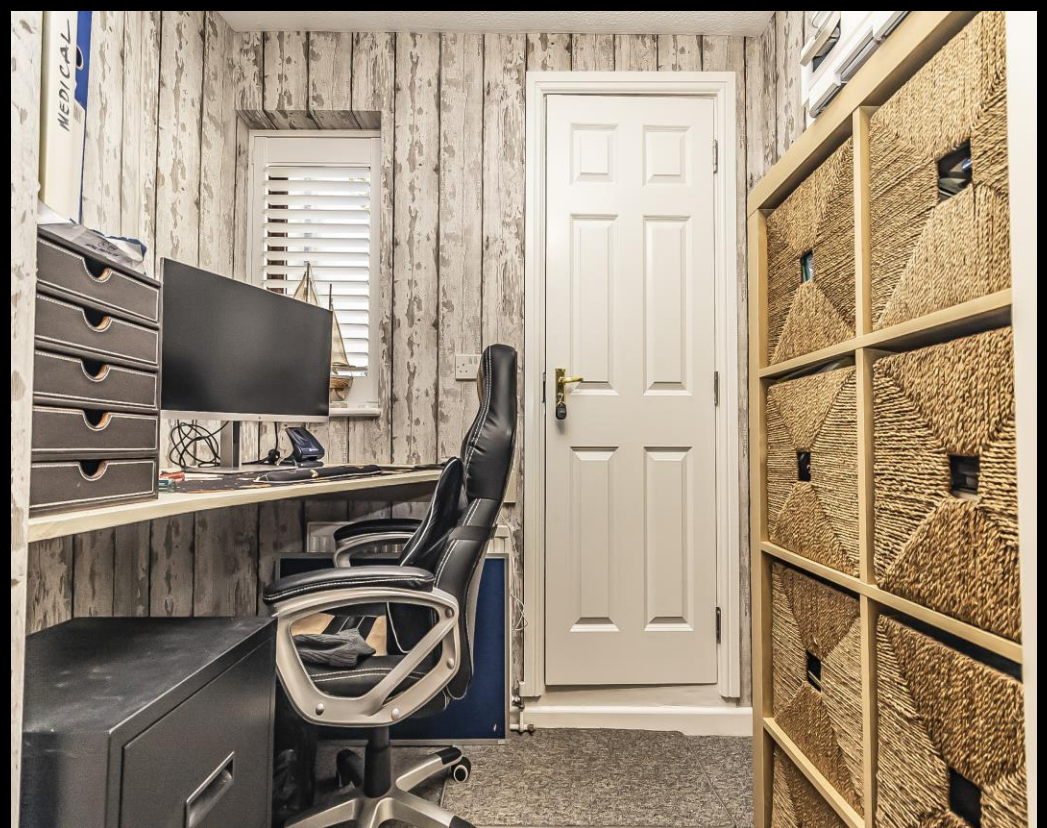
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, PO4 8DS**







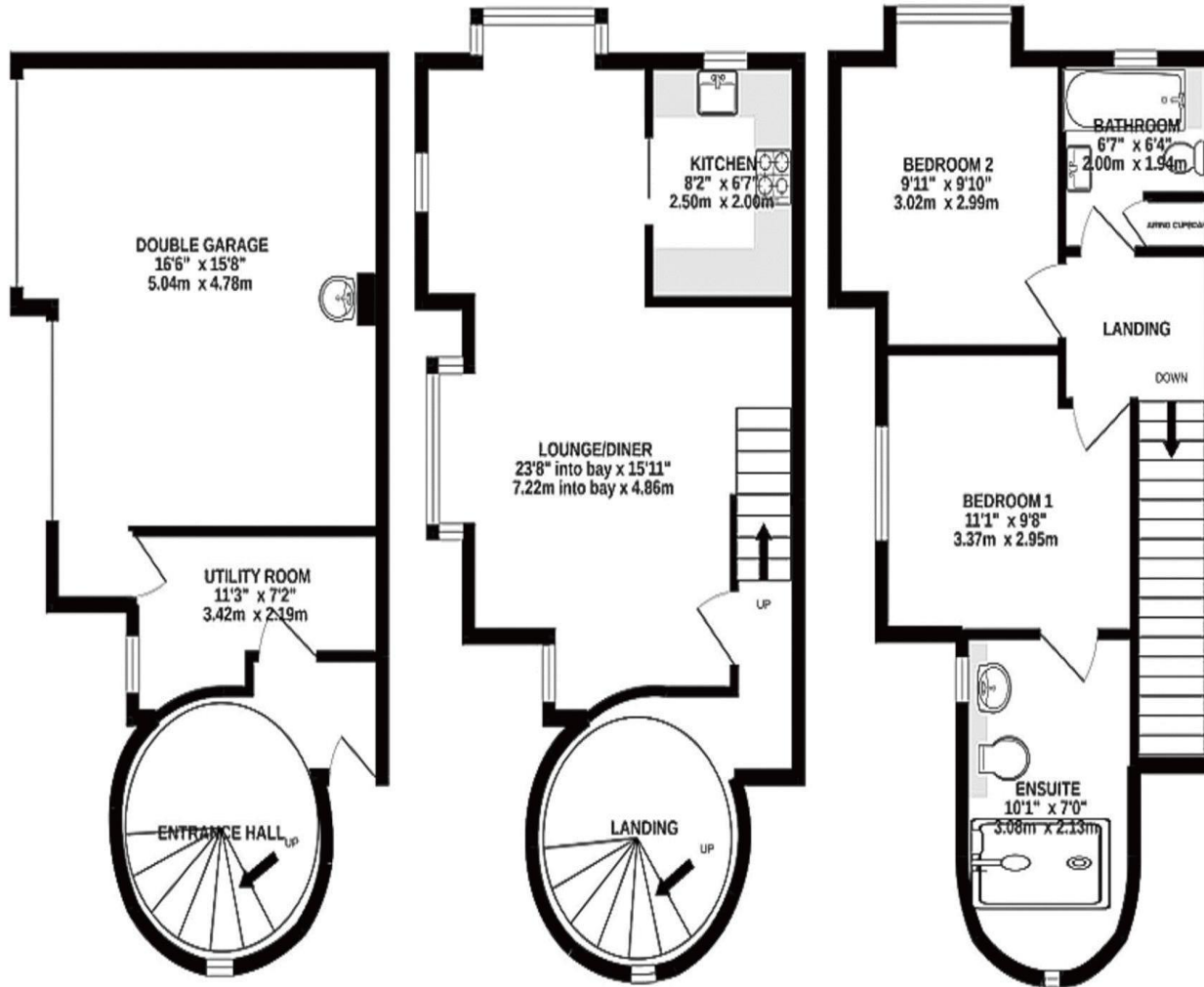




GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

2ND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.