



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

£525,000

1 Rochester Road,
Southsea, PO4 9BA.

Tenure:

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Introducing an exceptional opportunity to own a distinguished four-bedroom, end of terrace residence situated in the highly coveted Rochester Road, nestled within a popular conservation area of Southsea. Boasting an elegant fusion of original features and timeless period characteristics, this property could make for the ideal family home. Upon entering, you are greeted by a sense of grandeur, with a formal dining room, with an abundance of character, ideal for hosting gatherings. The living room, illuminated by natural light pouring through its expansive bay window, offers a welcoming ambiance for relaxation and entertainment. The heart of the home lies within the spacious kitchen/breakfast room, complete with a larder for convenient storage, and a downstairs W.C, catering to modern lifestyles. Ascending to the first floor, there is a modern fitted bathroom suite plus four generously sized bedrooms, each adorned with its unique charm. Two of the bedrooms feature an array of built-in wardrobes and additional storage can be found in the part boarded attic and useful cellar. Outside, the property boasts a wrap-around garden frontage, enhancing the allure of the property's striking image. Additionally, a rear courtyard garden offers a private retreat, with pedestrian access and a garage equipped with power and light. Positioned within a sought-after conservation area, this substantial property offers a rare opportunity to embrace the quintessential charm of Southsea living while enjoying modern comforts and conveniences. For further information or to request an internal viewing, 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300. Garage To Property's Rear
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

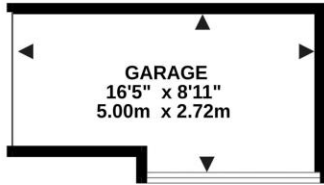


02392 367 779 - contactus@lawsonrose.com

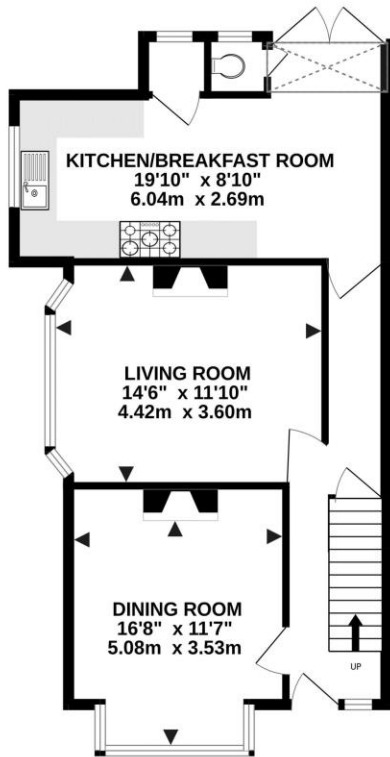
131 Winter Road, Southsea, P04 8DS





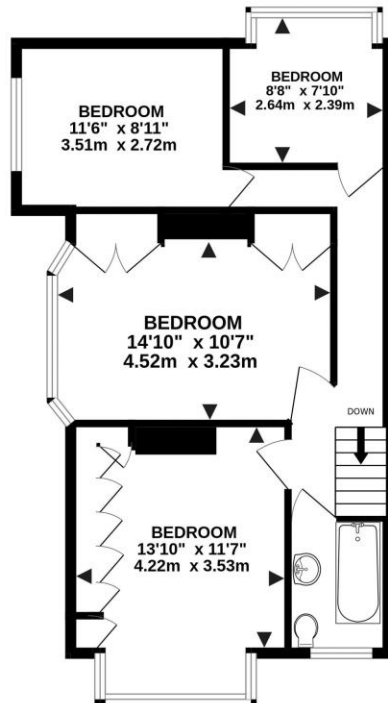
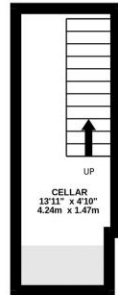


GROUND FLOOR



1ST FLOOR

BASEMENT



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	62 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.