



FOR SALE

£550,000

38 St. Davids Road,
Southsea, PO5 1QN.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Located in St Davids Road in Central Southsea, this charming period property offers a delightful blend of classic features and contemporary living. Boasting four bedrooms, this mid-terrace residence with a double bay and forecourt retains much of its original character and features. Upon entering, off the stylish tiled hallway you are greeted by a bright and airy living room, perfect for relaxation or entertaining guests. Adjacent is a versatile secondary reception room, currently utilized as a bedroom, offering flexibility to accommodate your lifestyle needs. Convenience is key with a downstairs W.C., catering to the demands of modern living. The highlight of the ground floor is the spacious open-plan kitchen/living area, seamlessly connecting to the enclosed rear garden through double doors. This expansive space provides ample room, dining and cherished family moments. Ascending the staircase, you'll discover four inviting bedrooms, including a master bedroom spanning an impressive 17 feet in width, promising luxurious comfort and privacy. Each room exudes its own unique charm, offering a tranquil retreat from the bustle of everyday life. This well loved family home is double glazed and gas centrally heated, plus a large cellar provides valuable storage space. Conveniently located in Central Southsea, residents enjoy easy access to local amenities, including shops, restaurants, parks, and excellent transport links, ensuring a vibrant and fulfilling lifestyle. We highly recommend an internal viewing to appreciate the space and all the property has to offer, so for further information or to request a time to view, 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

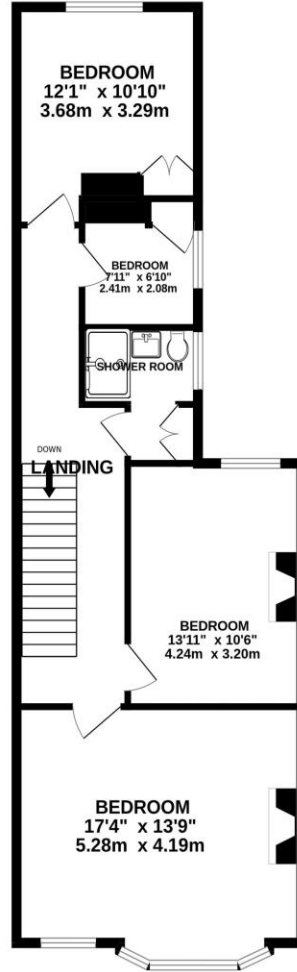
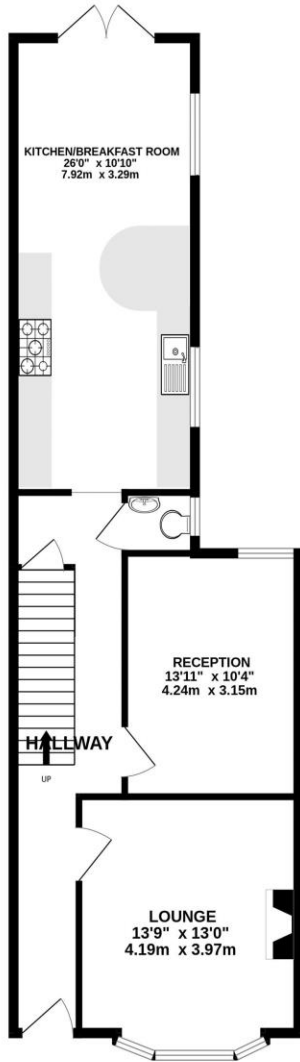
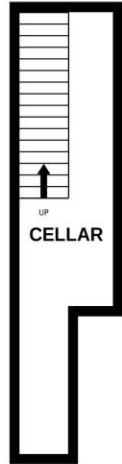




BASEMENT

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 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.

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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