



FOR SALE

Offers in Excess of £400,000

1 St. Anns Road,
Southsea, PO4 9AT.

Tenure: Freehold

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PROPERTY DESCRIPTION

This excellently presented, extended end-of-terrace property has accommodation set over three inviting floors, with three bedrooms and a separate study room, making it an ideal family home. Situated in the sought-after St. Anns Road in Southsea, the property provides a living room with a large bay window and a brilliant open-plan kitchen/dining area extended to the rear. It also includes a cloakroom and utility cupboard. This room features skylights and bi-folding doors, flooding the space with natural light. The first floor then offers two great-sized double bedrooms, a separate study, and a contemporary four-piece fitted family bathroom suite. A staircase from the landing rises to the second floor, where an impressive dormered master bedroom can be found, offering excellent views and multiple Velux windows. Outside the home is a well-kept landscaped rear garden complete with side pedestrian access. We highly recommend an internal viewing to appreciate all the property has to offer. Given its location and finish, we encourage arranging an appointment at the earliest convenience.

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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



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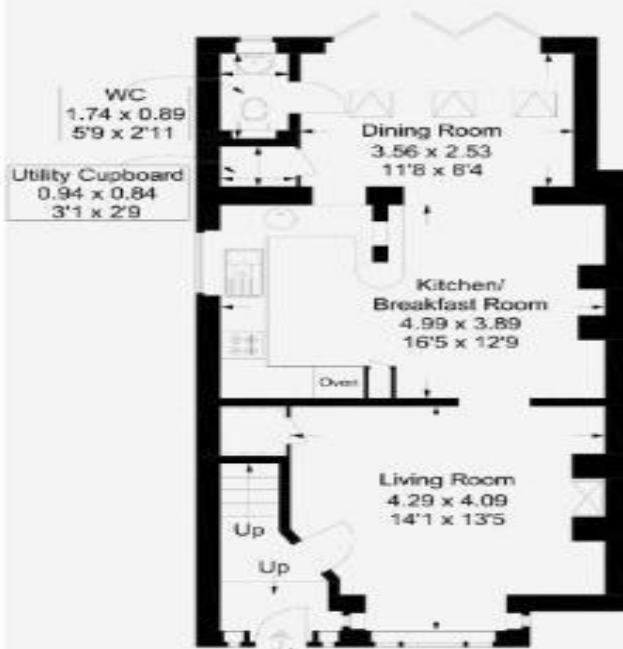


St Ann's Road, Southsea

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft
(Excluding Reduce Headroom / Eaves)
Reduced Headroom = 1.1 sq m / 12 sq ft
Total = 119.6 sq m / 1287 sq ft



Second Floor



Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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