



# FOR SALE

**Guide Price £390,000**

45 Henley Road,  
Southsea, PO4 0HS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This well presented and deceptively spacious family home is situated in the popular requested location of Henley Road, Southsea. Within walking distance of many of Southsea's most popular attractions, the property offers ample living accommodation in our opinion and could make for an ideal family home. Upon entering, a spacious open plan lounge/ dining room welcomes you with a large, bright bay window and feature fireplace. Moving through is a downstairs W.C plus a bright and airy open kitchen/ breakfast room complete with double doors opening into the landscaped west facing garden. The first floor then provides three great sized double bedrooms, plus a sizeable fitted family bathroom suite. Additionally the home is double glazed and gas centrally heated throughout, plus there is rear pedestrian access to the rear garden. Given all the property has to offer, we highly recommend an internal viewing, so for further information or to set a time to view, please contact the Lawson Rose sales team 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 B
- 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**







GROUND FLOOR  
APPROX. FLOOR  
AREA 956 SQ FT.  
(88.3 SQ M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 937 SQ FT.  
(87.1 SQ M.)  
TOTAL APPROX. FLOOR AREA 1897 SQ FT. (175.3 SQ M.)

While every attempt has been made to ensure the accuracy of the floor plan 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.