



FOR SALE

£450,000

135 Essex Road,
Southsea, PO4 8DH.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This deceptively spacious four bedroom property in a highly requested, conservation area in PO4 has been extended to its rear and has accommodation set over three floors. Situated on the tree lined Essex Road in Southsea, this double bay & forecourt property provides a living room with a bright bay window, downstairs W.C, separate utility and an extended open plan kitchen/ dining area complete with Velux windows and double doors overlooking the garden. The first floor then provides the family bathroom suite alongside three good sized bedrooms, the master of which has its own en-suite shower room. Off the landing is an additional staircase rising to the top floor where the final double bedroom can be found.

The home benefits from double glazing and gas central heating, there is a cellar for storage, plus outside is a southerly facing rear garden complete with rear pedestrian access. Given the property's location and the potential it has to offer, so highly recommend booking an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

Material Information:

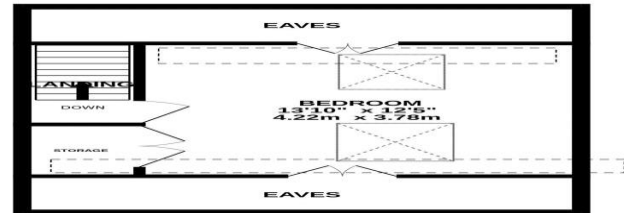
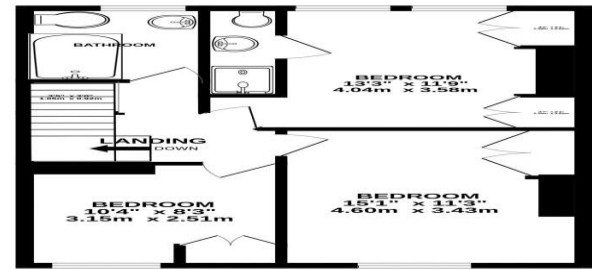
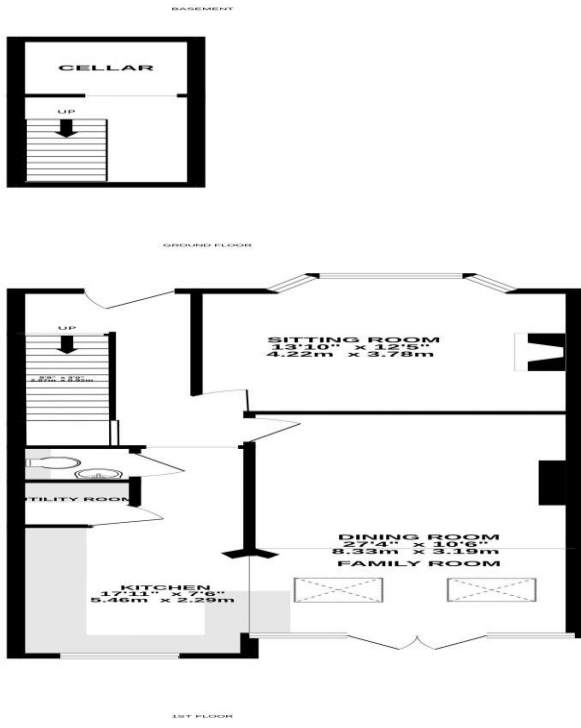
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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 D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Wheelchair Access To Hall & Stairlift To First Floor (can be removed)



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







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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2ND FLOOR



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