



FOR SALE

£450,000

52 Hunter Road,
Southsea, PO4 9AY.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

"This substantial terraced property, located in the highly sought-after area of PO4, has been extended and modernised by the current homeowners, offering accommodation spread across three floors. Situated on the popular Hunter Road in Southsea, this well-presented family home boasts a beautiful, spacious open-plan living space that seamlessly flows from the living room to the dining area and the fitted kitchen. The rear of the property has been extended to provide a separate utility/family room that overlooks the rear garden. The first floor comprises three generously sized bedrooms, along with a family bathroom suite. A staircase leads to the second floor, where the impressive master bedroom is located, complete with a stylish fitted en-suite shower room and ample storage space on the landing. Additionally, the home benefits from double glazing, gas central heating, and a versatile cellar currently used for storage. Given all that the property has to offer, we highly recommend booking an internal viewing. For further information or to arrange a 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- 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, PO4 8DS



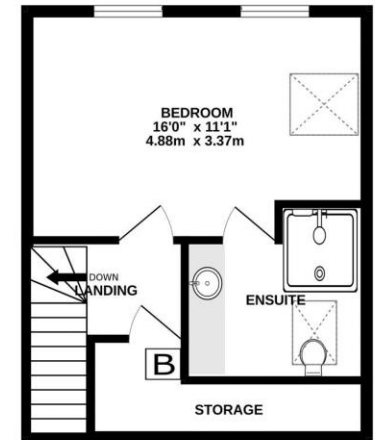
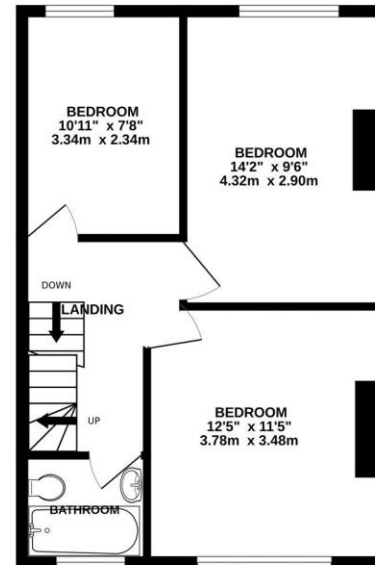
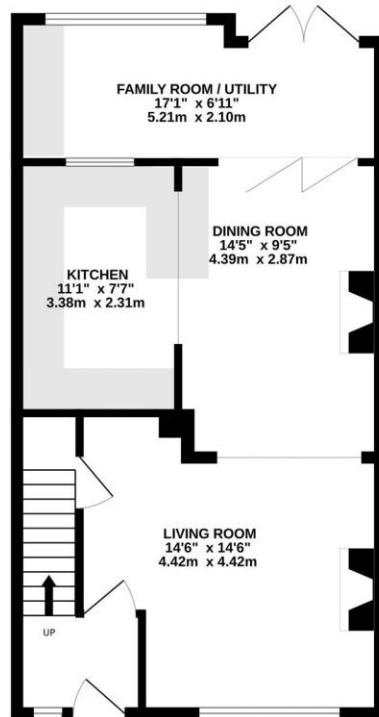
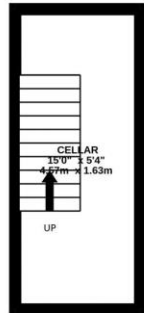


BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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