



FOR SALE

£635,000

16 Inglis Road,
Southsea, PO5 1PB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

Nestled in the heart of central Southsea, this captivating five-bedroom period property offers timeless charm and contemporary elegance. Situated on Inglis Road, this immaculately presented home has accommodation over three floors and has been redesigned and modernised, offering an exceptional family residence. Upon entry, off the hall is an open plan lounge and dining area, tastefully finished and flooded with natural light. The ground floor also boasts a convenient downstairs WC and a separate utility space adjacent to the living room, ensuring both practicality and style. The focal point of the home lies in the stunning open plan kitchen and breakfast room, overlooking a generously sized enclosed rear garden. Perfect for hosting gatherings or enjoying serene mornings, this space is a testament to both functionality and aesthetic appeal. Ascending to the first floor reveals a luxurious four-piece bathroom suite, complemented by an additional shower room for added convenience. Three generously proportioned double bedrooms grace this level, each offering built-in wardrobes to optimize storage and organization. Ascending to the top floor unveils two further bedrooms, providing ample accommodation for growing families or hosting guests. Throughout the home, meticulous attention to detail and thoughtful modernization are evident, creating an ambiance of comfort and sophistication. Ideally situated in the heart of Southsea, residents will enjoy easy access to an array of amenities, including shops, cafes, and parks, ensuring a lifestyle of convenience and vibrancy. With its perfect blend of period charm and contemporary living, this property stands as a true gem in one of Southsea's most sought-after locations.

Material Information:

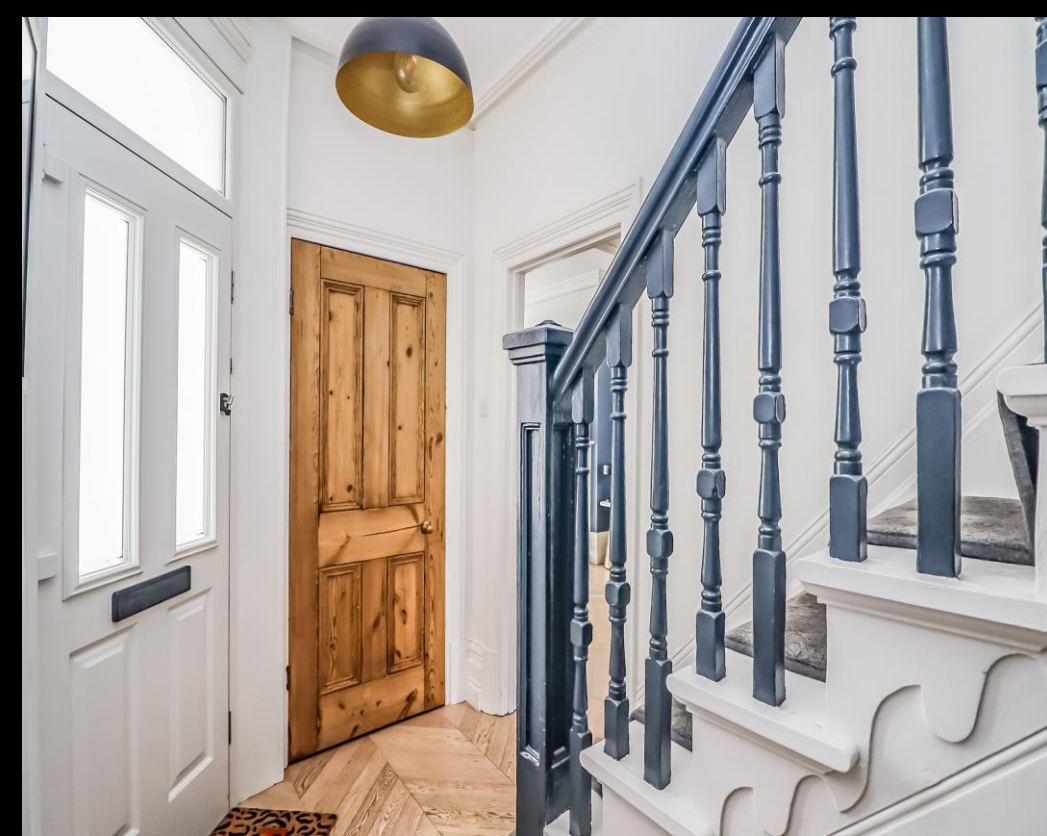
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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 F
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



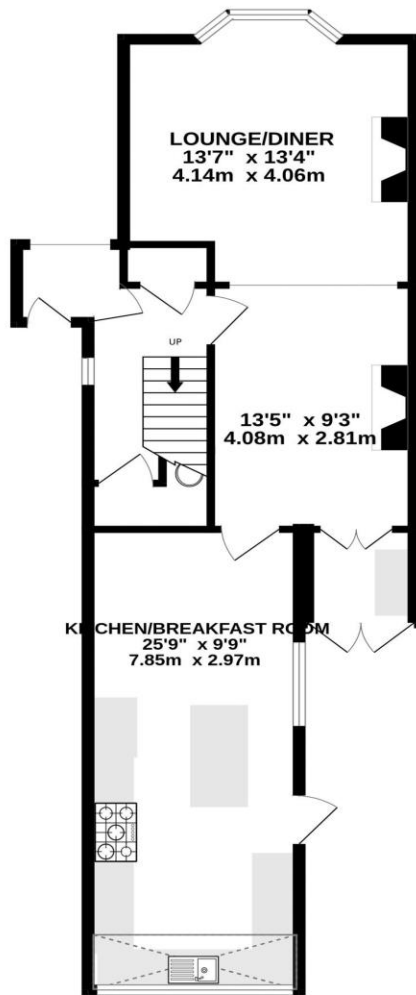
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

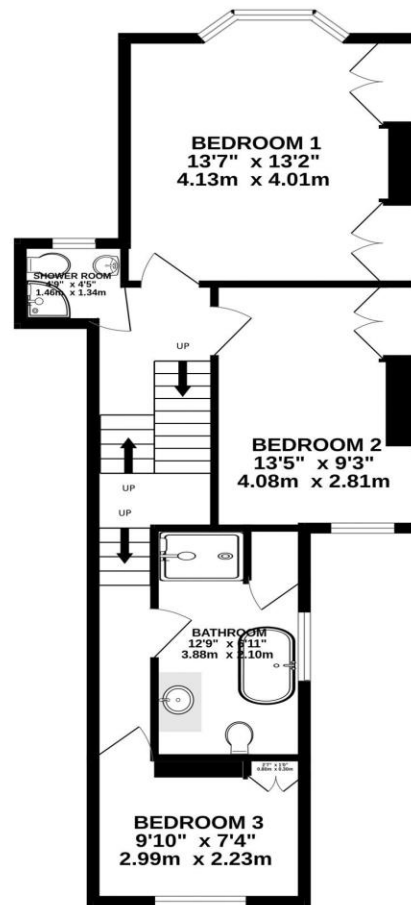




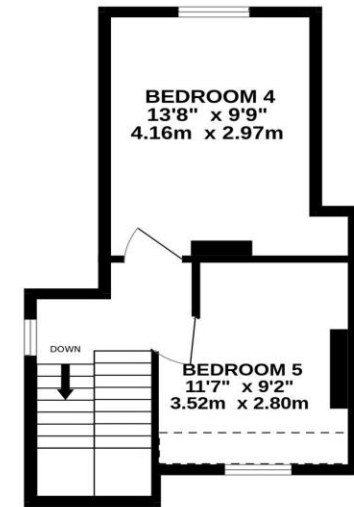
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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.