



**FOR SALE**

**£475,000**

291 Milton Road,  
Southsea, PO4 8PG.

Tenure: Freehold

ESTATE AGENTS  
**LAWSON  
ROSE**

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Lawson Rose is delighted to bring to the market this substantial five-bedroom terraced property with an integral garage and brilliant views overlooking Milton Park. Situated on Milton Road, the property has accommodation set over three floors, offering ample living space perfect for a growing family. Upon entering, the ground floor provides a spacious, bright, and airy open-plan living space that can be segregated by double doors, with a stylish fitted kitchen and a downstairs W.C. The first floor then provides three of the bedrooms, one of which has its own en-suite, plus a fitted family bathroom suite. The top floor then has the additional two bedrooms, one of which has its own separate W.C. Outside is a sizable rear garden complete with storage/workshop to its rear, plus at the front of the property is an integral garage for off-road parking. Additionally, the home is double-glazed and gas centrally heated, plus there is rear pedestrian access to the garden. Given all that's on offer, we highly recommend arranging an internal viewing, so for further information or to request 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.
- Parking: Integral Garage & On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk / Surface Water – Medium Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, P04 8DS**



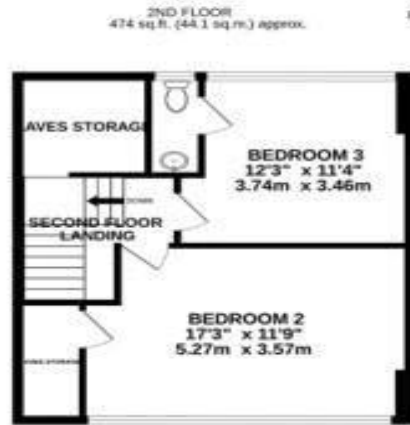




GROUND FLOOR  
657 sq. ft. (79.6 sq. m.) approx.



1ST FLOOR  
643 sq. ft. (59.7 sq. m.) approx.



2ND FLOOR  
474 sq. ft. (44.1 sq. m.) approx.

TOTAL FLOOR AREA: 1976 sq. ft. (183.5 sq. m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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