



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

£400,000

2b St. Ronans Road, ,
Southsea, PO4 0PT.

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ROSE**

Nestled in the heart of Central Southsea, adjacent to the iconic St. Simon's Church, this charming terraced property is a one-of-a-kind gem. Situated on St Ronan's Road, this unique terraced home offers a captivating blend of classic character and modern comfort. Boasting gated off-road parking and a spacious enclosed garden frontage, this home is a rarity in the urban landscape. Key Features: Location: Centrally located in the vibrant neighbourhood of Southsea, your new home stands beside the historic St. Simon's Church, providing a picturesque backdrop and an undeniable sense of heritage and serenity. Local amenities, highly rated schools and the seafront & promenade are all a short walk from the property's front door.

Original Character: This property exudes character and history, featuring original period details and architectural features. We encourage contacting the office for further information on the property's past.

Spacious Living: The open plan living space is designed to be both impressive and functional. This stunning area provides ample room for relaxing, entertaining, with large ornate windows to the room's frontage providing plenty of natural light.

Kitchen and Dining: The kitchen and dining room is a brilliant space for entertaining, with modern appliances, and a layout that is perfect for hosting intimate dinners or larger gatherings. There are doors leading to a utility room and archways to the lean-to conservatory, this overlooks the small courtyard to the side of the property.

Utility Room: A dedicated utility room offers the convenience of laundry facilities, making daily chores a breeze.

Versatile landing /Office Space: The generously-sized landing on the upper floor is currently used as an office, providing a quiet and inspiring workspace for remote work or personal projects. This sizeable landing is a versatile space that could be used for multiple purposes.

Bedrooms: Two spacious double bedrooms offer comfortable and peaceful retreats. Natural light floods through the large windows.

Bathroom: The sizable fitted bathroom is perfect for a family and works well for those busy weekdays mornings.

Garden Frontage: - The large enclosed garden frontage is a true urban oasis, where you can enjoy outdoor activities, entertain guests, or simply relax in a tranquil setting.

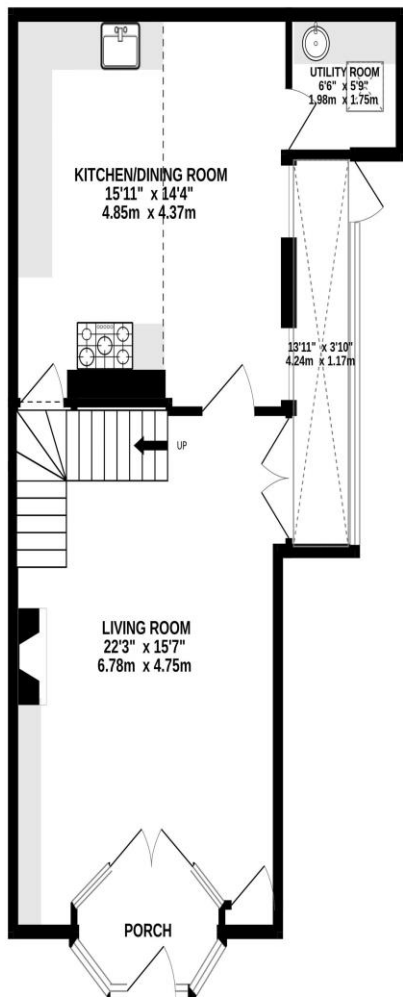
Off-Road Parking: - The added convenience of gated off-road parking ensures your vehicle is secure and easily accessible, a rare and valuable feature in this central location.

This unique terraced property near St. Simon's Church combines the best of historical charm and modern living. It's a sanctuary where you can enjoy the tranquillity of Southsea's history while benefiting from the contemporary amenities and comforts of home. Don't miss the opportunity to make this exceptional property yours. Call today to schedule a viewing or if you would like further information.

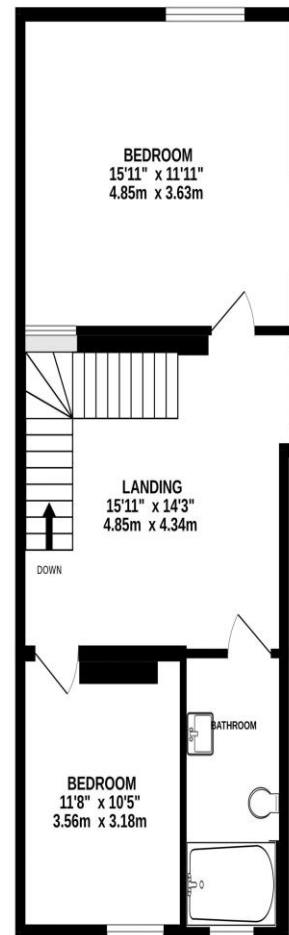
Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose. **Council Tax - Band D**

GROUND FLOOR



1ST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



