



FOR SALE

£280,000

52 Brompton Road,
Southsea, PO4 9AL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose are delighted to present this three-bedroom terraced property situated along Brompton Road, a quiet and popular cul-de-sac, conveniently located near local amenities and the iconic Albert Road. Ideal for first-time buyers, investors, or families, this residence offers a range of features to accommodate diverse needs. Offered with no forward chain, the property provides a spacious open-plan living area boasts abundant natural light with access to a sizable rear garden through double doors. A fitted kitchen and sizable bathroom add convenience, while upstairs, three great sized double bedrooms provide comfortable accommodation. Benefiting from double glazing and gas central heating, as well as a large storage shed at the rear, we highly recommend an internal viewing to fully appreciate all that this property has to offer. To arrange a viewing, please contact our sales team at **02392 367779**.

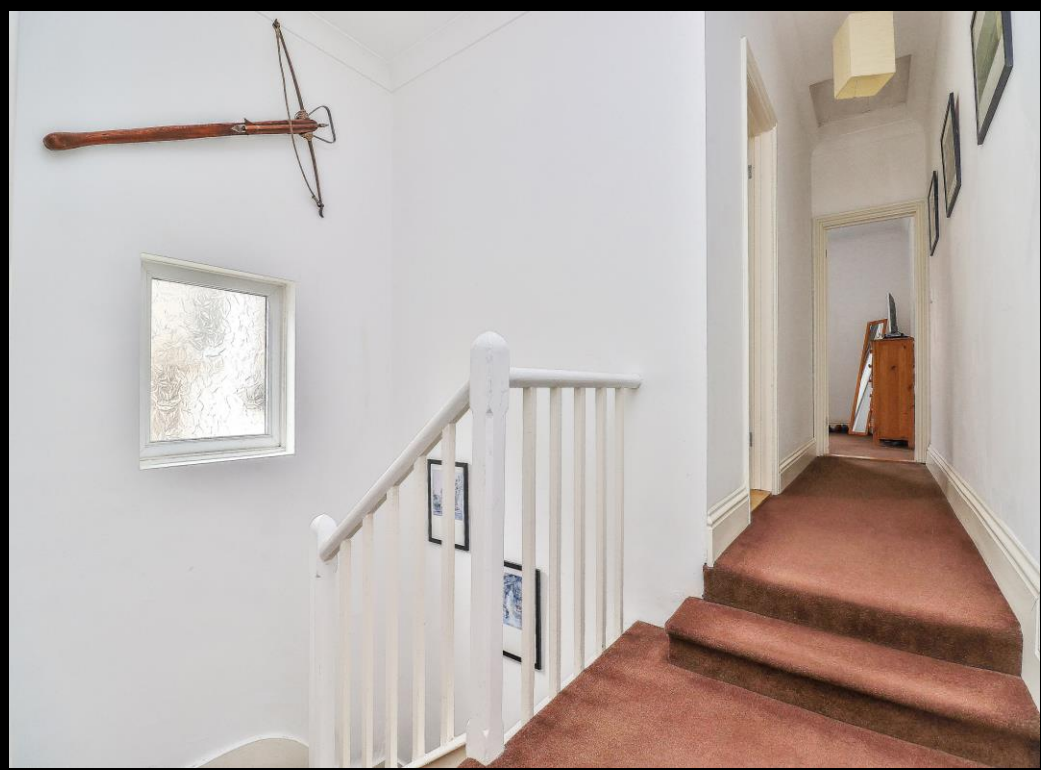
Material Information:

- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

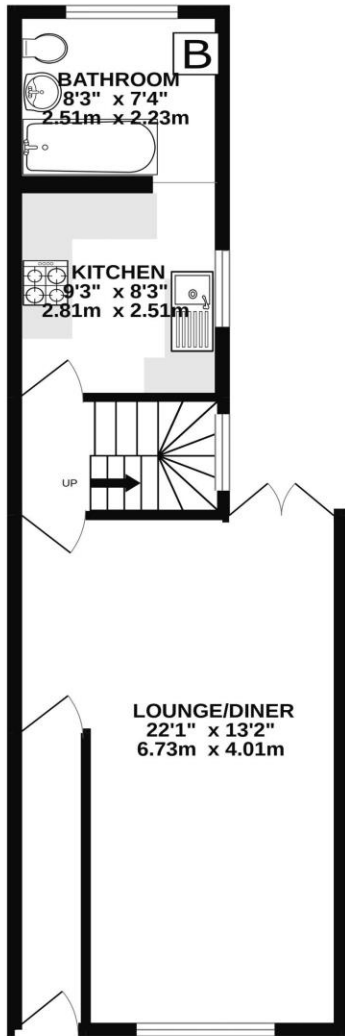


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

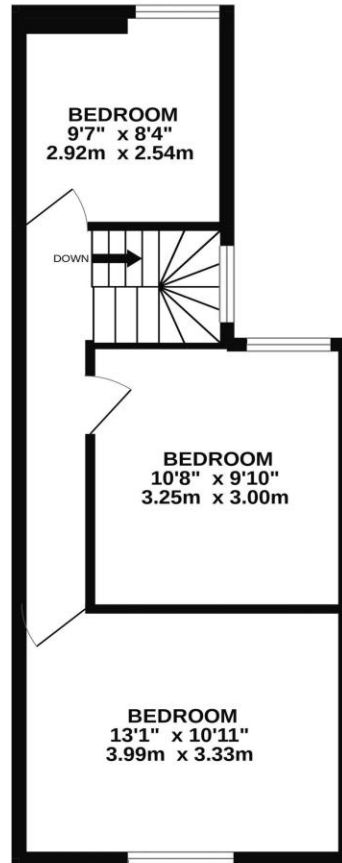




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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.

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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