



FOR SALE

Guide Price £695,000

33 Castle Road,
Southsea, PO5 3DE.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Situated in Castle Road, Southsea, this simply stunning three-bedroom period property is nestled within the heart of a highly requested conservation area. Boasting accommodation spread over four impeccably finished floors, this eye-catching residence immediately captivates with its modern & inviting aura. Step inside to discover a spacious open-plan extended kitchen/living space, seamlessly blending functionality with style. Double doors beckon you to the landscaped rear garden, offering a serene retreat for relaxation and outdoor entertainment. Descending to the basement, a tranquil and versatile space awaits, currently utilised as an office complemented by a stylish shower room and a separate utility room, enhancing practicality and convenience. Ascending to the first floor, a classic and elegantly designed master bedroom awaits, complete with a walk-in wardrobe and a luxurious four-piece bathroom suite, exuding opulence and sophistication. Continuing upwards, the second and final floor unveils two additional well-appointed bedrooms along with a fitted shower room, ensuring comfort and privacy for all occupants. Outside, at the end of the garden, awaits a brick-built store/workshop with rear access to an off-road parking space, offering convenience and additional storage options. This simply beautiful home epitomizes the perfect blend of period charm and contemporary living. An internal viewing is essential to fully appreciate all that this property has to offer. For further information or to request a time to view, please contact the Lawson Rose sales office on 02392 367779.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating / Under Floor Heating Throughout
- 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 / Off Road Parking To Rear Of Property
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk / Surface Water – Medium Floor Risk (Stated on the Gov.uk portal)



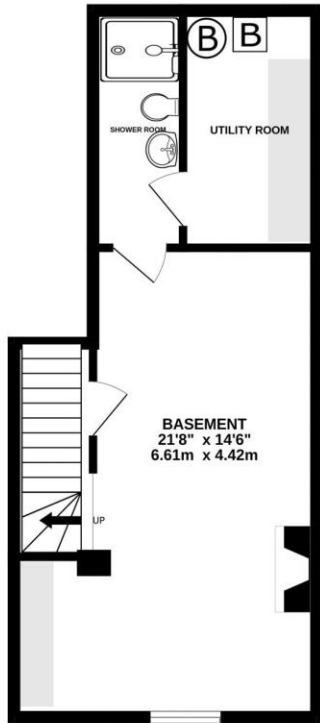
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

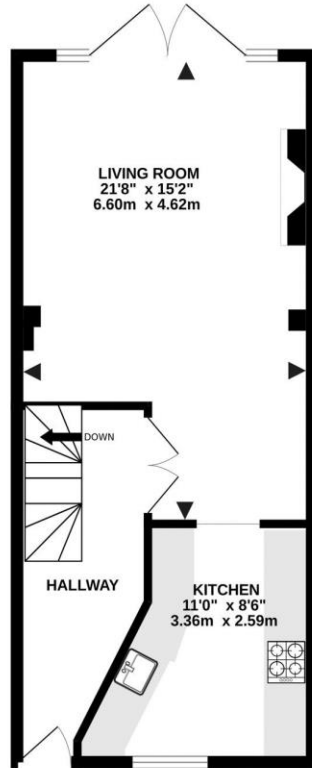




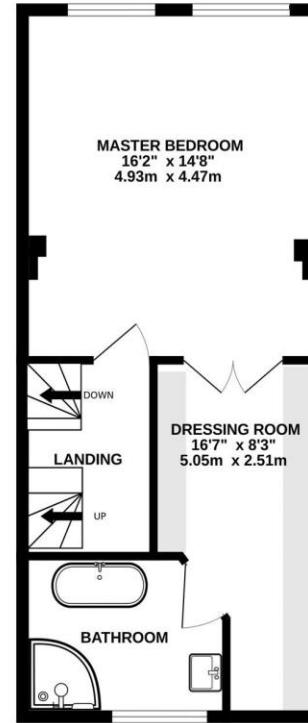
BASEMENT



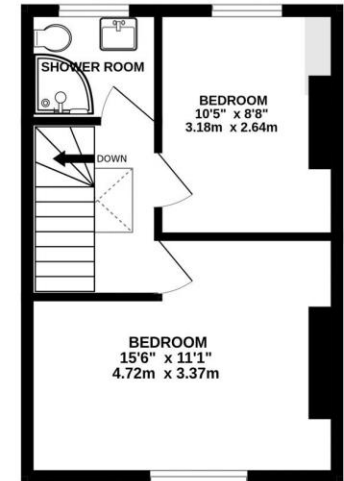
GROUND FLOOR



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.