



FOR SALE

£825,000

Victoria House, 29 Victoria Grove,
Southsea, PO5 1NF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Victoria House. An imposing detached residence situated in the heart of Southsea, Victoria Grove. One of the most sought-after locations in the city, the property boasts five generously sized bedrooms, this much loved home offers ample living space for families or those looking for extra space. Upon entering the property, you are greeted by a spacious hallway which leads you through to the heart of the home. The main living area is a cosy yet spacious room, perfect for relaxing with friends and family. The room is filled with natural light and features a charming fireplace, adding to the character and warmth of the space. The dining room is adjacent to the living area and is a fantastic space for formal dinners or gatherings. The kitchen is well-equipped with ample cupboard space making meal preparation and cooking a breeze. There are doors leading to a handy downstairs W.C plus a cellar, perfect for additional storage and keeping the odd bottle of wine or two. The property's five bedrooms are spread across the second and third floors, with each room boasting a unique character and charm. The bedrooms are all spacious, with some featuring built-in wardrobes. The master bedroom is particularly impressive, with its en-suite shower room and large bay window. The property also benefits from a well-maintained garage, which provides additional storage space and secure parking for one vehicle. The garden is a lovely feature of this property, offering a peaceful retreat from the hustle and bustle of city life. The front of the property is beautifully landscaped and enhances the property's delightful appearance. Overall, this stunning five-bedroom detached property is a rare find in the heart of Southsea, offering a combination of space, character, and amenities. It is a fantastic opportunity for those looking for a well-lived-in home with ample space for family and friends to enjoy. For further information on the property or to arrange an internal viewing, please contact the Lawson Rose sales office on 02392 367779, option 1.

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.
- Garage / Driveway & 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



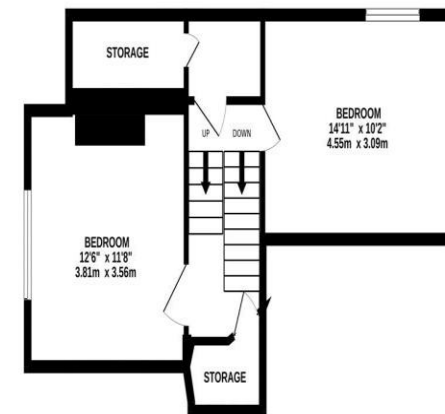
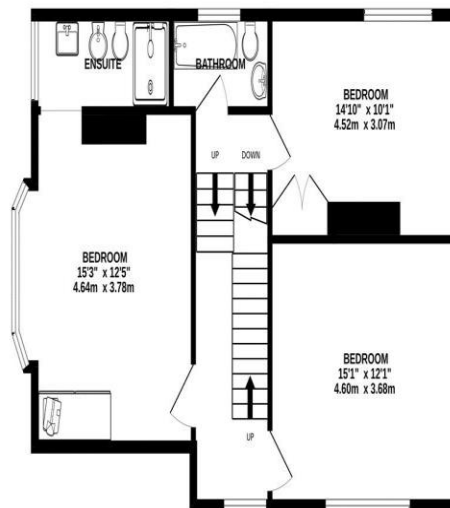
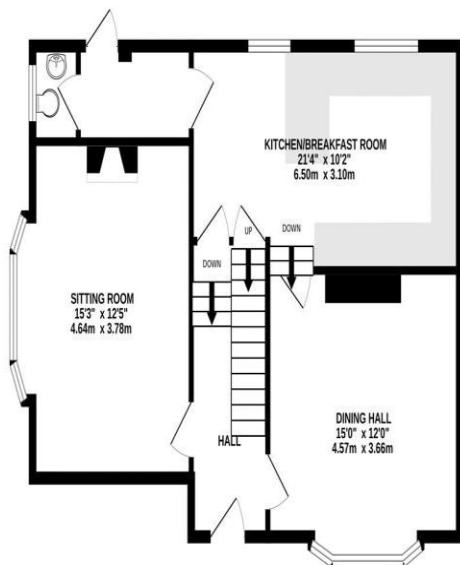
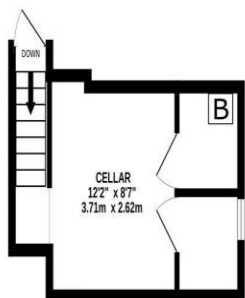


CELLAR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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