



FOR SALE

£490,000

40 Priory Crescent,
Southsea, PO4 8RN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Priory Crescent, Southsea - an exceptional family home set back from the road with the huge benefit of off-road parking. This substantial period property boasts brilliant views overlooking Milton Park, providing a picturesque backdrop to your daily life. As you step inside, you are greeted by a bright and airy living room, perfect for relaxing with family and friends. Adjacent to the living room is a separate study, ideal for working from home or a quiet reading nook. The fitted kitchen is well-equipped, plus there is a separate W.C/Utility room, while the beautiful open plan dining/living space serves as the heart of the home. Featuring double doors that open onto the garden and Velux windows, this space is flooded with natural light, creating a warm and inviting atmosphere. The first floor offers a fitted shower room and three generously sized double bedrooms. The master bedroom is a true retreat, complete with its own En-suite four-piece bathroom suite, providing a luxurious escape at the end of the day. Outside, the sizeable rear garden is an oasis of relaxation, with ample space for outdoor activities and gatherings. The garden features two pedestrian access points, a hot tub for unwinding after a long day, and a large brick-built workshop at the rear, perfect for DIY projects or additional storage. This property is a rare find in our opinion, combining period charm with modern conveniences, and is perfectly situated to enjoy the best of Southsea living. Don't miss the opportunity to make this stunning family home your own, call Lawson Rose estate agents for further details 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.
- Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



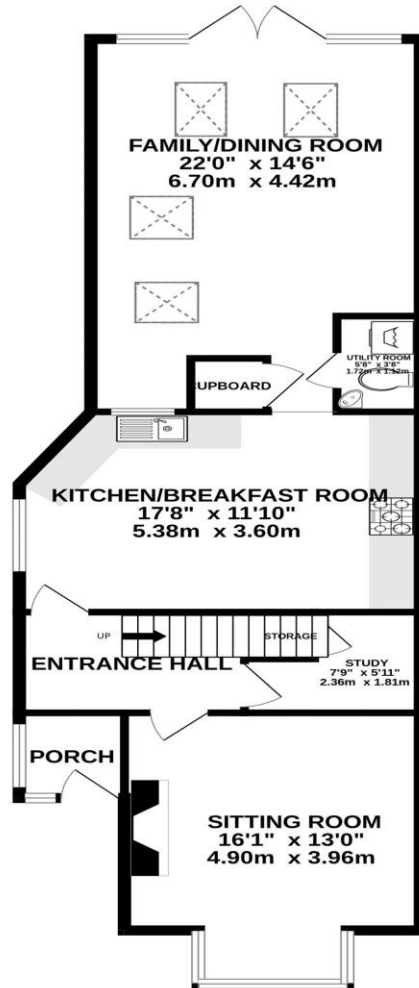
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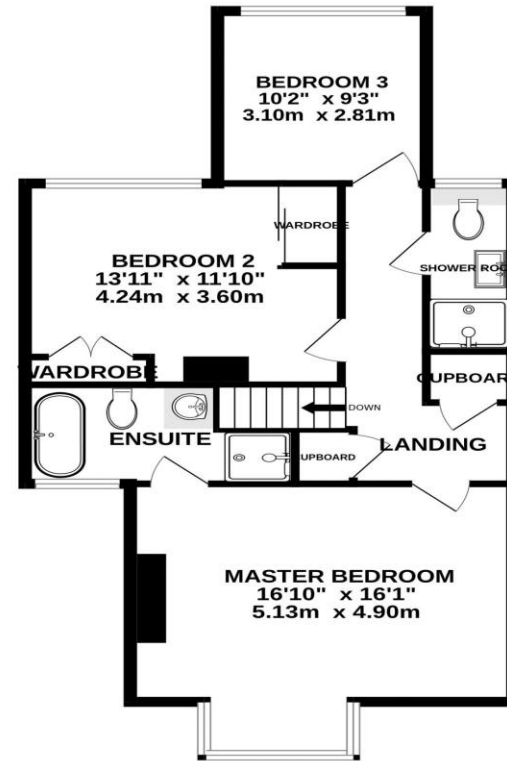




GROUND FLOOR



1ST FLOOR



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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