



**FOR SALE**

**£575,000**

31B Granada Road,  
Southsea, PO4 0RD.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

In a prime location just moments from the seafront, promenade, and the picturesque Canoe Lake, this rarely available semi-detached family home is available to view with Lawson Rose estate agents. Set back from the road, this sizeable property boasts a large, south-facing front garden and an enclosed rear garden, perfect for family gatherings and outdoor activities. A gated driveway provides ample parking for multiple vehicles, complemented by a convenient garage for additional storage or parking needs. Upon entering, off the hallway you'll be greeted by a spacious open-plan living room that seamlessly flows into a dining area, creating an inviting space for relaxation and entertaining. The large rear conservatory offers an abundance of natural light and additional living space, ideal for enjoying the garden views year-round. The ground floor also features a fitted kitchen, and a convenient downstairs W.C. Ascending to the first floor, you'll find three generously sized double bedrooms, each offering comfort and ample space for furniture. The fitted bathroom completes the upper level, providing amenities for the entire family. This home perfectly balances convenience, space, and location, making it a true gem in our opinion. Whether you enjoy seaside strolls, family days by Canoe lake, or simply relaxing in an expansive garden, this property offers it all. Furthermore, extensive plans have been drawn and approved to extend and remodel the property, these can be provided by the current homeowners. For further information or to enquire on viewing arrangements, please contact one of our sales team 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.
- Parking: Gated Driveway For Multiple vehicles & Garage
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

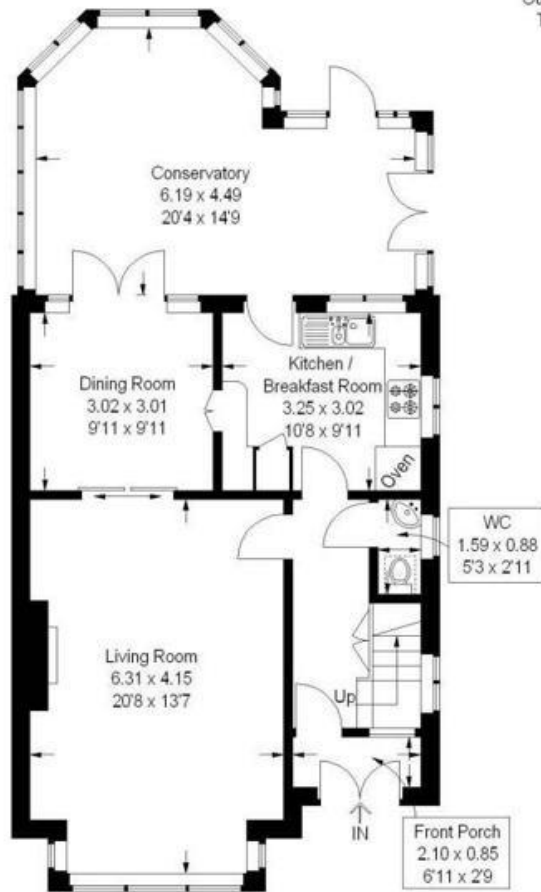


LAWSON ROSE



# Granada Road, Southsea

Approximate Gross Internal Area = 135.0 sq m / 1453 sq ft  
 Outbuilding = 12.9 sq m / 139 sq ft  
 Total = 147.9 sq m / 1592 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. (ID389349)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.