



# FOR SALE

Offers in the Region Of £475,000

9 Chitty Road,  
Southsea, PO4 9NX.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This impressive end of terrace property has off road parking and accommodation set over three floors, offering ample living space and an ideal family home. Situated in the desirable Chitty Road, not far from the seafront & promenade, this sizeable four bedroom property provides two spacious reception rooms alongside a fitted kitchen/ breakfast room complete with a separate utility/ W.C. The first floor then provides three great sized double bedrooms, a family bathroom suite and stairs rising to the second floor, which provide a great sized master bedroom with its own en-suite shower room. Additionally the home is double glazed and gas centrally heated, there is a large basement currently used for storage plus outside the enclosed rear garden also lends itself for off road parking if desired. Given the properties location and all it has to offer, we highly recommend booking an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office 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.
- Secured Parking / Hardstand & Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

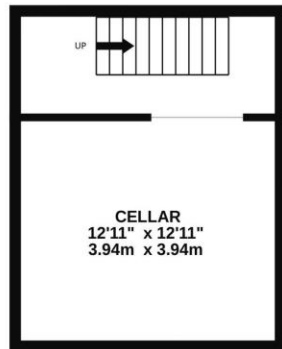


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

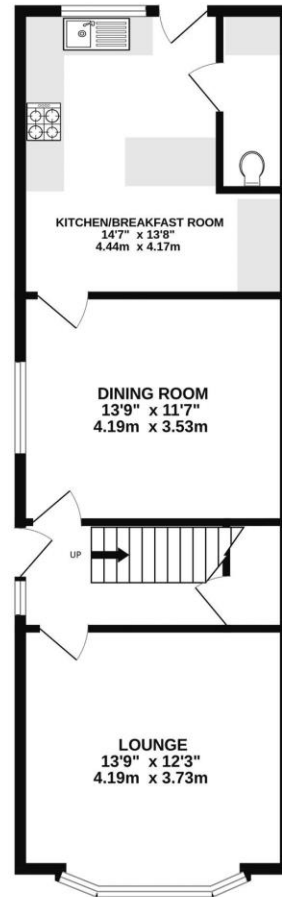




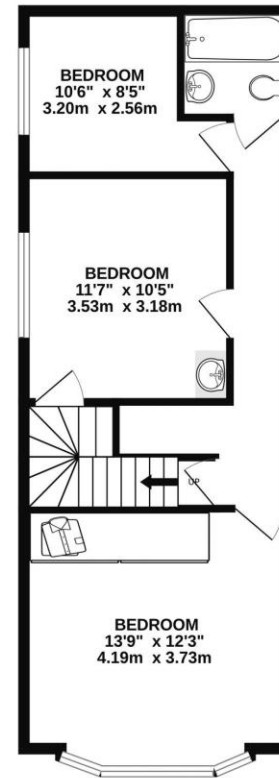
BASEMENT



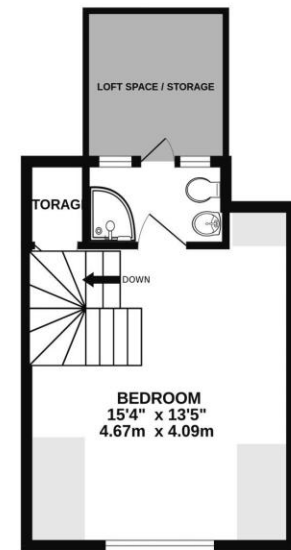
GROUND FLOOR



1ST FLOOR



2ND 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71   c  | 80   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |