



**FOR SALE**

**£750,000**

30 Campbell Road,  
Southsea, PO5 1RW.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

# PROPERTY DESCRIPTION

This imposing period, semi-detached property is located in the heart of Southsea. Nestled within a sought-after conservation area, this home seamlessly blends historical charm with modern comfort, offering ample living space across four inviting floors—perfect for a growing family. Upon entering, you are greeted by a grand entrance hall leading to two spacious reception rooms, ideal for both formal entertaining and casual family gatherings alongside a fitted kitchen. The hall provides access to both the ascending and descending levels of the home. The lower floor is a versatile space featuring an additional sitting room or fifth bedroom, a separate kitchen/breakfast room, utility spaces, and a convenient downstairs shower room. This level is perfect for extended family stays, a teenage retreat, or even as a self-contained guest suite. Ascending to the first floor, you'll find a well-appointed family bathroom and two generously sized bedrooms. The master bedroom boasts its own luxurious four-piece en-suite bathroom, offering a private sanctuary within the home. The top floor comprises two further good-sized double bedrooms, ensuring plenty of space for everyone. Each room benefits from natural light and charming views, creating a warm and inviting atmosphere. Outside, the property features a beautifully maintained south-facing rear garden, perfect for outdoor relaxation and entertaining. The garden also offers side pedestrian access for added convenience. At the front, a drive provides off-road parking for two vehicles, a rare find in this desirable location. This property combines period elegance with contemporary living, making it a truly exceptional family home. Don't miss the opportunity & for further information or to enquire on viewing arrangements, 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.
- 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 E
- Conservation Area: Campbell Road, Southsea
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



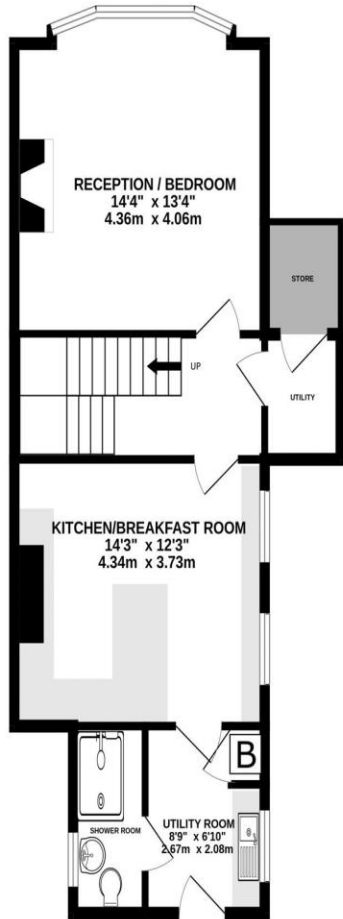
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, PO4 8DS**

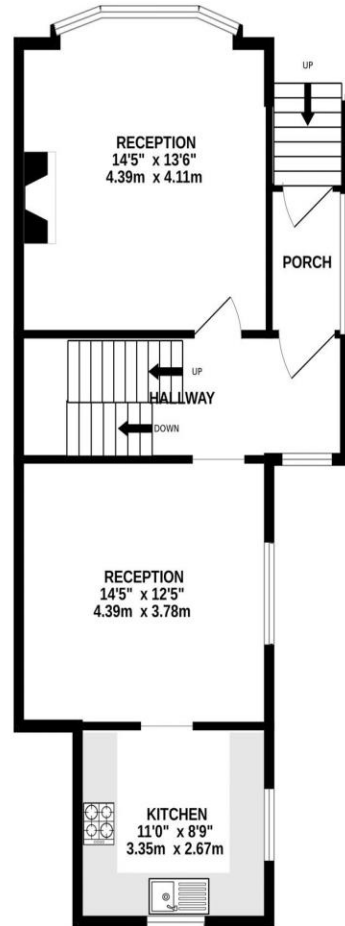




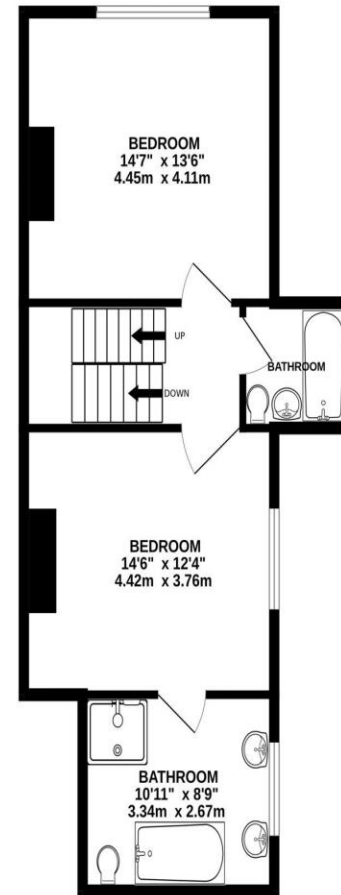
GROUND FLOOR



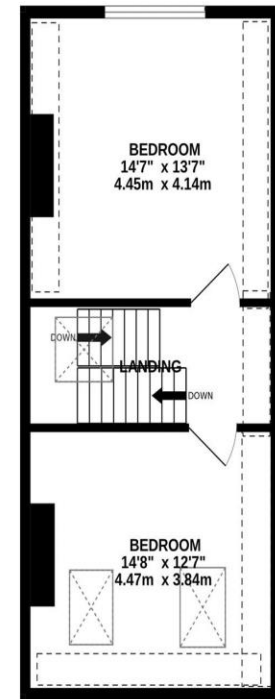
1ST FLOOR



2ND FLOOR



3RD 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.