



# FOR SALE

**£265,000**

141 St. Augustine Road,  
Southsea, PO4 9AB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

An excellent opportunity for those looking to put their 'own stamp' on a family home in central Southsea, this terraced home in St Augustine Road is being offered with no forward chain! The accommodation provides a large, open plan living space that leads through to a fitted kitchen and a rear conservatory. The first floor then provides two great sized double bedrooms, both of which have built in wardrobes, plus there is a fitted shower room. Additional benefits include a sizeable west facing rear garden, a downstairs WC and a cellar that would be great for storage. A great opportunity and one not to be missed. For further information or to arrange an internal viewing, please contact the Lawson Rose sales office today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- 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 B
- 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**







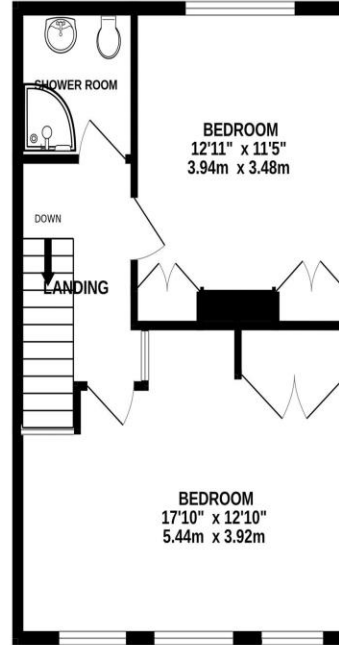
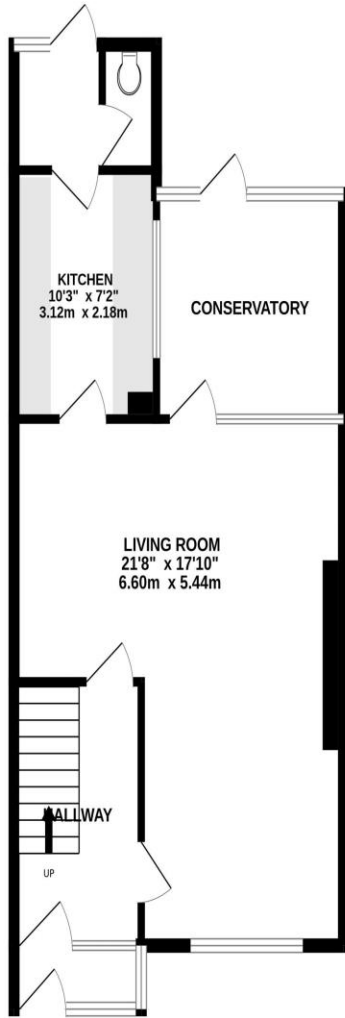
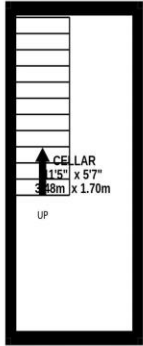




BASEMENT

GROUND FLOOR

1ST 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.