



FOR SALE

£350,000

1 Kingsley Road,
Southsea, PO4 8HJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This extended, four bedroom, semi detached property is close to local amenities & Bransbury Park, offering accommodation set across three floors, this well presented property could make for an ideal family home. Situated on Kingsley Road, the home offers a well-kept living room with a large bay window, plus a spacious open plan kitchen/ breakfast room with double doors opening into the enclosed rear garden. The first floor then provides three good sized bedrooms and a fitted shower room, whilst a staircase rises to the second floor, where the impressive master bedroom can be found, complete with skylights and access to a contemporary four piece bathroom suite. We highly recommend an internal viewing to appreciate all the home has to offer, so for further information or to request 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



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131 Winter Road, Southsea, P04 8DS





Kingsley Road, Southsea

Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 3.1 sq m / 33 sq ft
 Total = 132 sq m / 1421 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 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.