



**FOR SALE**

**£675,000**

20 Havelock Road,  
Southsea, PO5 1RU.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Nestled in the heart of Southsea's highly sought-after conservation area, this substantial end-of-terrace period property exudes charm and sophistication. Boasting a perfect blend of modern elegance and timeless character, this beautifully presented home offers accommodation spread across three split-level floors, making it an ideal family residence. As you enter, you are welcomed into an impressive open-plan lounge and dining room, where a large bay window floods the space with natural light. Original features have been lovingly preserved, complementing the contemporary décor. Double doors lead seamlessly to the side garden, offering a tranquil outdoor retreat. The ground floor also benefits from a convenient downstairs W.C., and a brilliantly designed open-plan kitchen/breakfast room. This culinary haven opens into a stunning extension, complete with a pitched skylight and bi-folding doors that reveal the south-facing garden—a perfect setting for al fresco dining and relaxation. The first floor is home to three generously sized double bedrooms, two of which feature an array of built-in wardrobes that offer ample storage. A stylishly fitted family bathroom suite on this floor ensures comfort and convenience for all. Ascending to the top floor, you will find a luxurious master suite. This space is designed with relaxation in mind, featuring a contemporary en-suite shower room and a chic walk-in wardrobe area, providing a dedicated space for dressing and storage. Outside, the substantial south-facing garden is a hidden oasis amidst the bustling city. Raised beds with mature shrubs add a touch of natural beauty, creating a serene space to unwind. This remarkable property is a rare find in such a desirable location, offering the perfect blend of period charm and modern living. Don't miss the opportunity to make this exquisite Southsea home your own. For further information or to arrange an internal viewing, please contact the Lawson Rose sales team today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current & Solar Panels
- 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, 02 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 D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Conservation Area: Campbell Road, Southsea



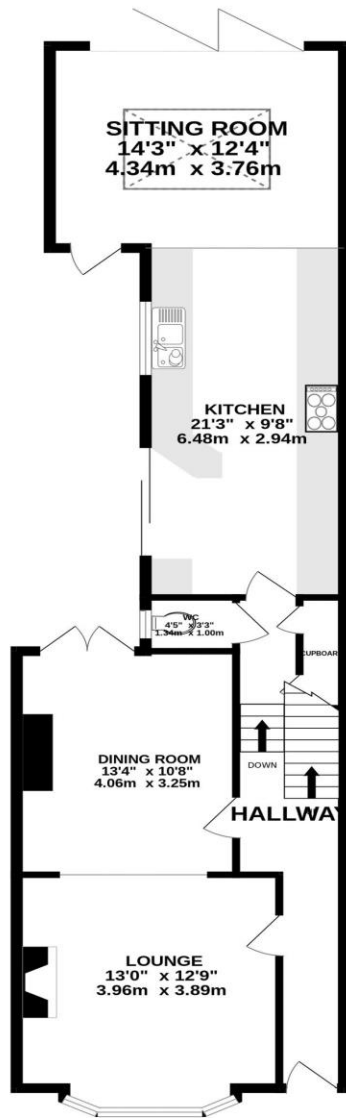
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

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

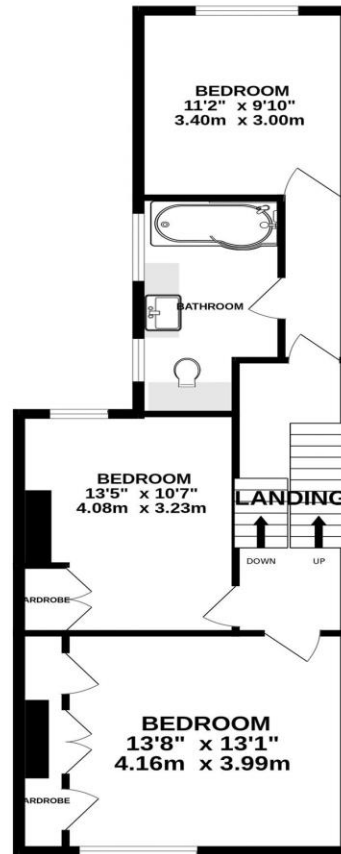




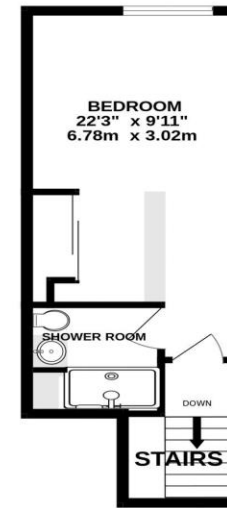
GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	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.

TOTAL FLOOR AREA : 1775 sq.ft. (164.9 sq.m.) approx.

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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