



# FOR SALE

Offers in Excess of £280,000

11 Addison Road,  
Southsea, PO4 0DZ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This beautifully presented, three-bedroom, terrace property, set over three floors in the popular Addison Road, Southsea is now available to view with Lawson Rose Estate Agents. The home provides an elegant mix of modern contemporary style plus original character and features throughout. Upon entering, off the hallway is a smart, stylish living room leading through to an elegant dining room, modern kitchen and a contemporary fitted four piece bathroom suite. The first floor then provides two great sized double bedrooms, both of which have feature fireplaces, a staircase rises to the top floor where the additional double bedroom can be found. Outside the home is a well kept enclosed south facing garden, making this a potentially ideal first time or family home. For further information or to arrange a time to view, please contact one of our sales team 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

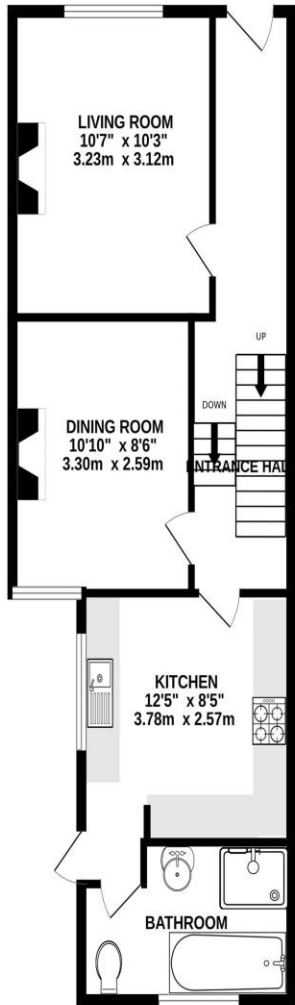


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

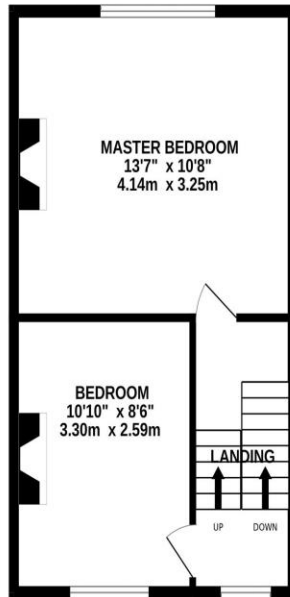




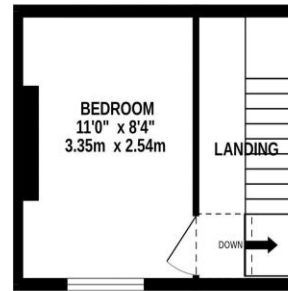
GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.