



**FOR SALE**

**£385,000**

County House Elphinstone Road,  
Southsea, PO5 3HB.

Tenure: Freehold

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## PROPERTY DESCRIPTION

We are thrilled to present this remarkable historical period property, a two-bedroom character home located in the heart of Southsea. County House, brimming with charm, is offered for sale with no forward chain, making it a rare and enticing opportunity for discerning buyers. This stunning residence is ideally situated within a short stroll of the Southsea Seafront, Palmerston Road, and Albert Road, where the iconic Kings Theatre is practically at your doorstep. The property has undergone a thoughtful and high-quality renovation, enhancing its historic charm while providing modern comforts. The ground floor boasts a spacious open-plan Sitting Room, seamlessly integrated with a modern fitted Kitchen. This kitchen features top-of-the-line integrated appliances and a brand-new boiler, ensuring efficiency and convenience. The downstairs layout is completed by a stylishly decorated W.C., adding to the home's practical appeal. The first floor, originally configured with three bedrooms, has been ingeniously redesigned to offer two generously sized bedrooms, each with its own ensuite. This reconfiguration provides an abundance of space and privacy, perfect for modern living. The property benefits from Gas Central Heating and includes an allocated parking space, a valuable feature in this sought-after location. Maintaining many of its original features and rich character, County House is a unique gem within Southsea, offering a blend of history and contemporary living. Early enquiries are highly recommended to avoid missing out on this exceptional opportunity.

### 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.
- Secure Gated Allocated Off Road Parking & 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)



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

**131 Winter Road, Southsea, P04 8DS**





# County House, Elphinstone Road, Southsea

Approximate Gross Internal Area = 87.7 sq m / 288 sq ft



Ground Floor

First Floor

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		85   B
69-80	C		
55-68	D	64   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.