



**FOR SALE**

**£375,000**

30 Centurion Gate,  
Southsea, PO4 9TF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**



## PROPERTY DESCRIPTION

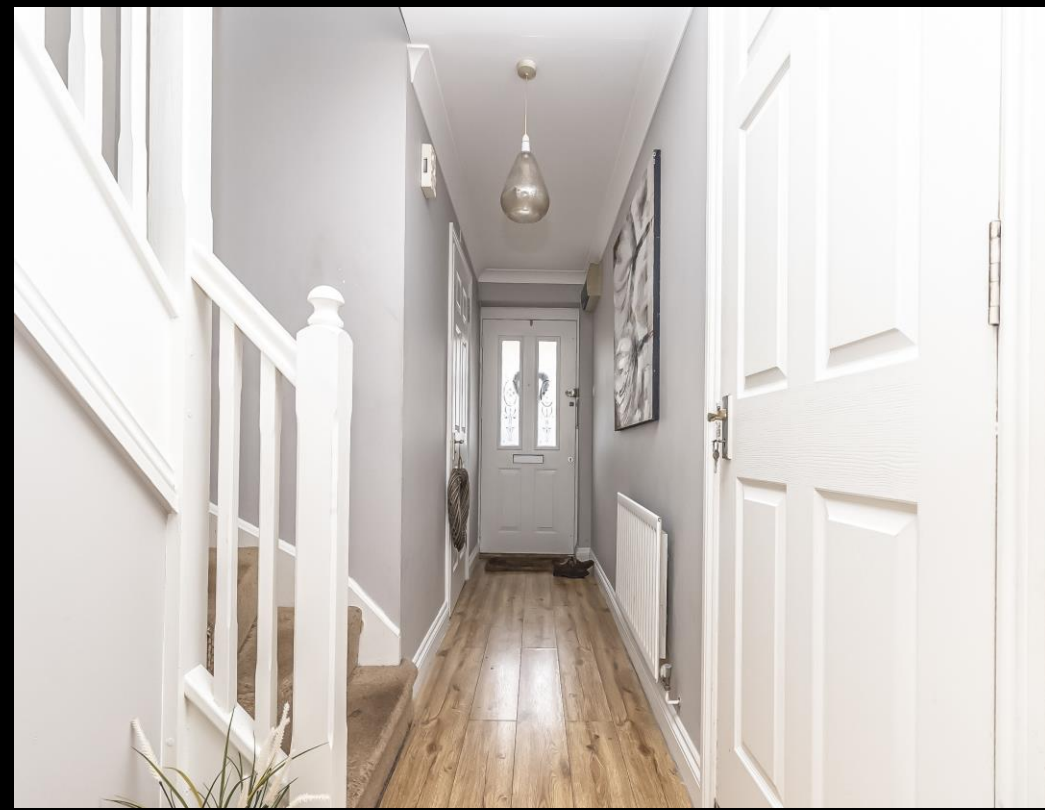
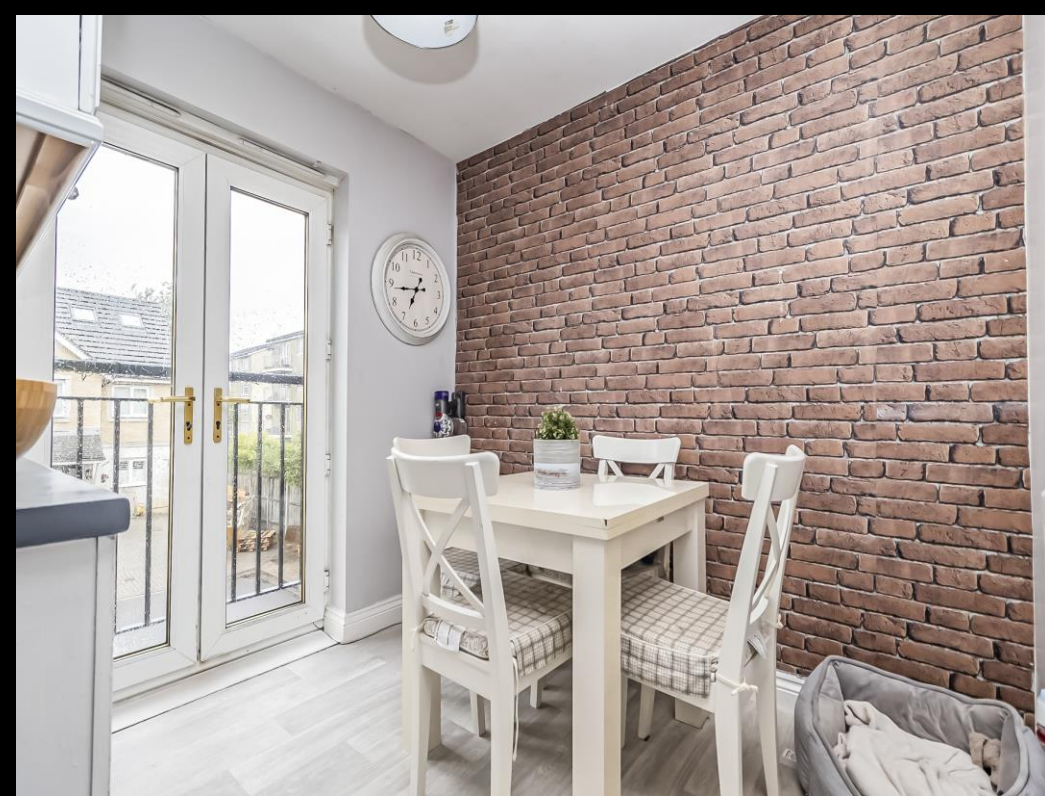
This modern four bedroom town house has an integral garage and off road parking and is situated in a private gated development, moments from the seafront & promenade. Located in the desirable Centurion Gate, the property has accommodation set over floors and could make for an ideal family home. Upon entering, of the hallway is a downstairs W.C, access to the integral garage and access to one of the larger bedrooms. The first floor has a spacious open plan living room with access onto a private balcony and a fitted kitchen/ breakfast room. The top floor then provides three good sized bedrooms and a fitted family bathroom suite. Additionally the home is double glazed and gas centrally heated, plus there is rear pedestrian access leading to the garden. Given the opportunity on offer, we highly recommend booking an internal viewing, 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.
- Parking: Integral Garage & Off Road Parking
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



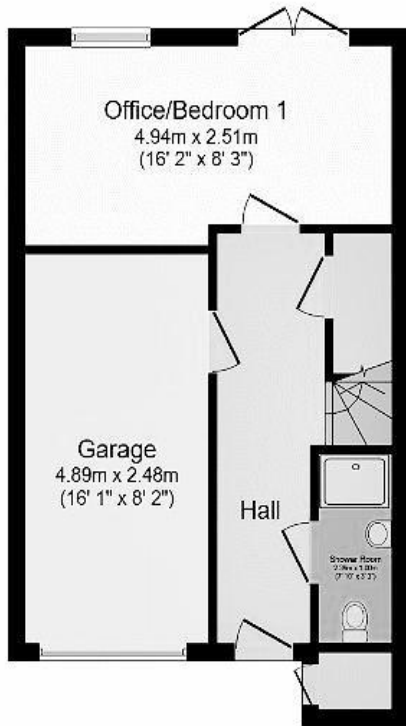
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**





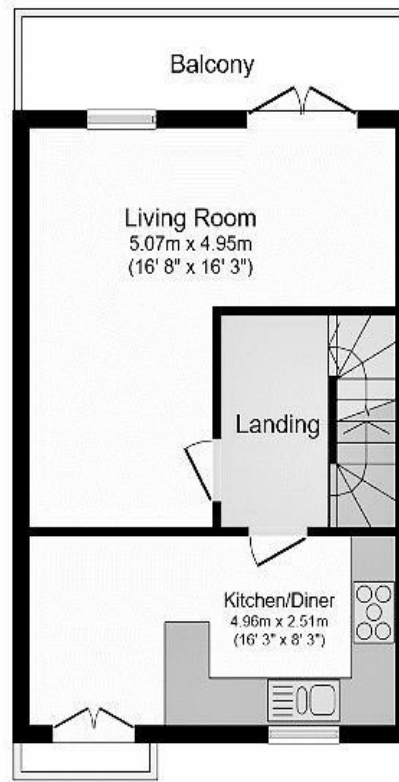






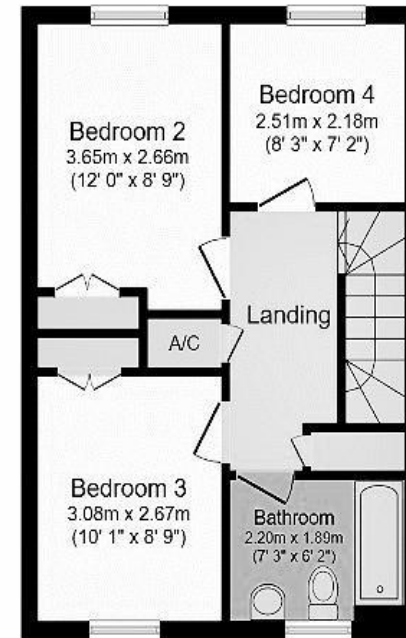
### Ground Floor

Floor area 37.9 sq.m. (408 sq.ft.)



### First Floor

Floor area 44.4 sq.m. (478 sq.ft.)



### Second Floor

Floor area 37.0 sq.m. (399 sq.ft.)

**TOTAL: 119.3 sq.m. (1,285 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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