



FOR SALE

£470,000

162 Devonshire Avenue,
Southsea, PO4 9EQ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Discover a fantastic opportunity to own this spacious and extended four double-bedroom period-style home, thoughtfully arranged over three storeys and brimming with original features. Perfectly blending classic charm with modern comforts, this property offers ample living space and is ideal for families. Upon entering through the storm porch, you'll find a welcoming entrance hall that leads to a cosy lounge, complete with a bay window and a wood-burning stove, perfect for relaxing evenings. The dining room, featuring an open fireplace, flows into a bright sunroom/ utility space. The ground floor also boasts a separate open-plan kitchen and dining area, providing plenty of room for entertaining, along with a convenient downstairs WC. The first floor comprises three generous double bedrooms and an extended family bathroom, offering plenty of space for everyone. Ascending to the top floor, you'll discover a beautifully designed master bedroom with its own en-suite shower room, creating a private retreat. Outside, the landscaped rear garden offers a tranquil escape with a slate patio seating area, shrub borders, rear access, and low-maintenance artificial lawn. The large forecourt at the front of the property provides privacy and the area is also permitted for parking. This unique home is available for viewings by appointment only. Contact Lawson Rose today to arrange your viewing.

Material Information:

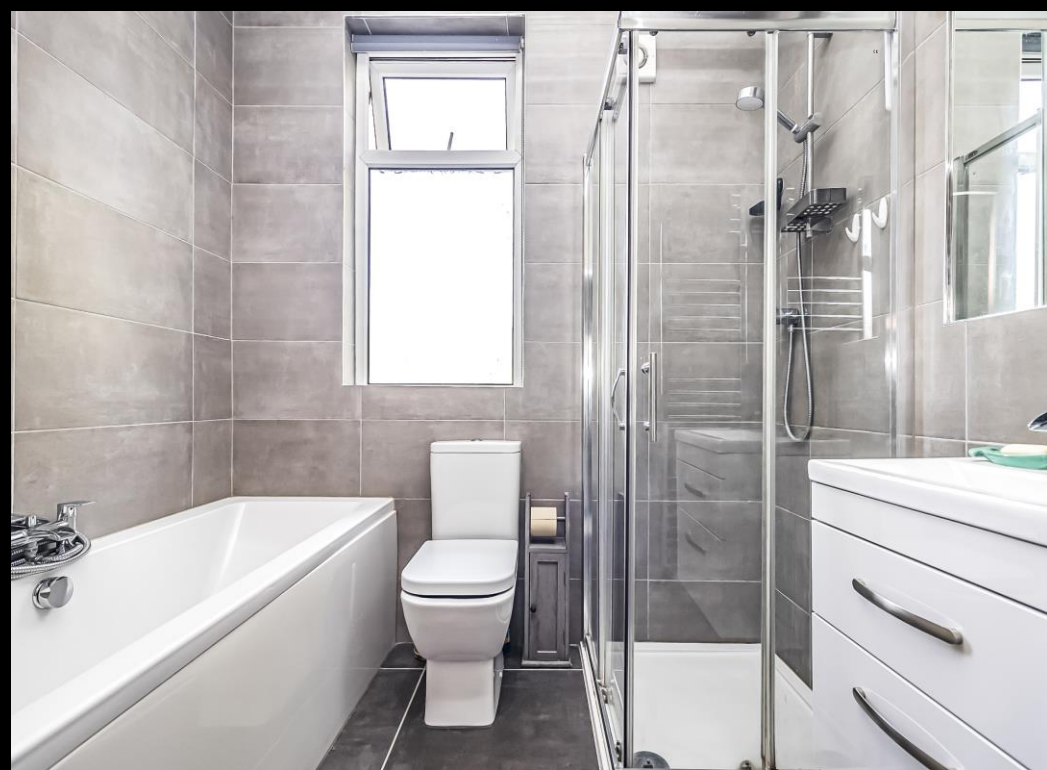
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

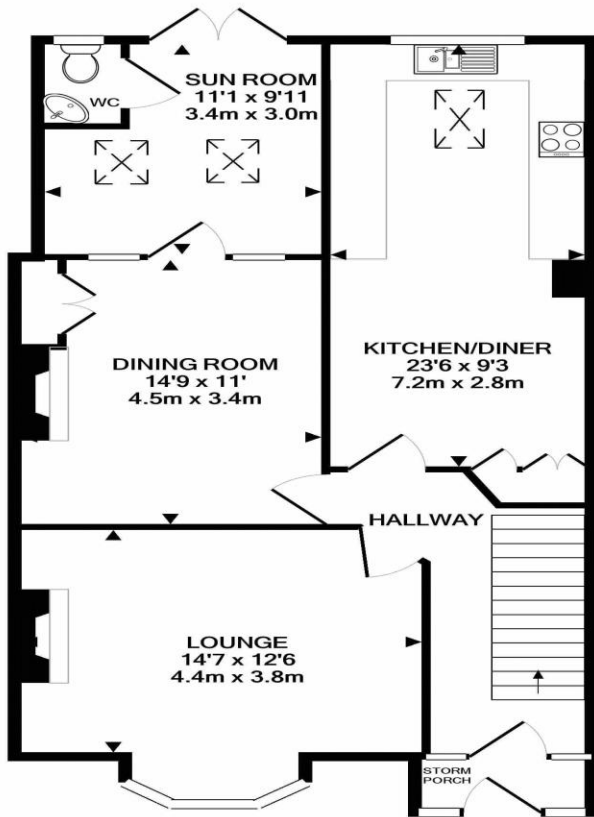


02392 367 779 - contactus@lawsonrose.com

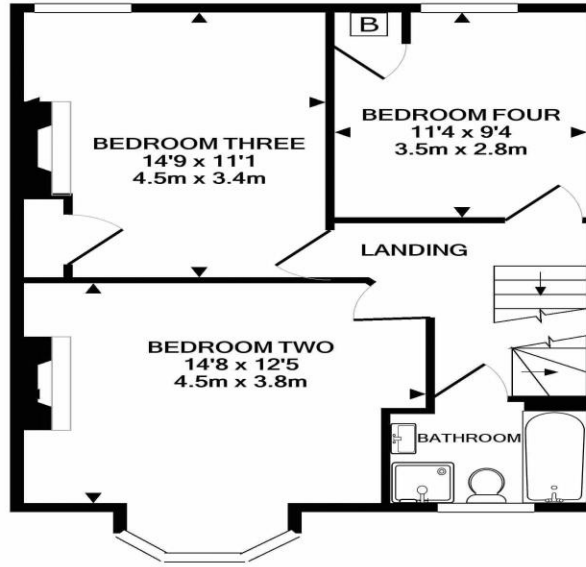
131 Winter Road, Southsea, P04 8DS



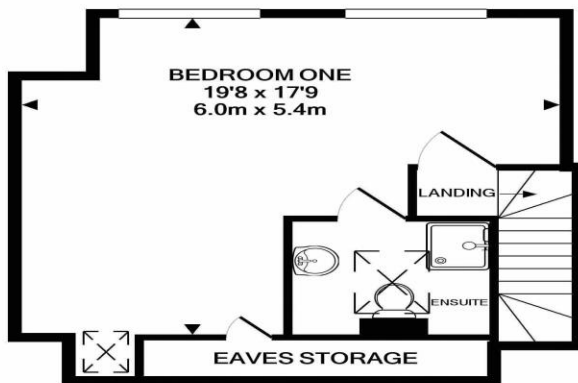




GROUND FLOOR
APPROX. FLOOR
AREA 820 SQ.FT.
(76.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(52.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1764 SQ.FT. (163.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		76 C
55-68	D	55 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.