



FOR SALE

£315,000

170 Francis Avenue,
Southsea, PO4 0ER.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Located in the central Southsea, this substantial bay & forecourt property offers incredible versatility and is presented to the market with no forward chain. Situated on Francis Avenue, the property is currently laid out so each floor has a fitted kitchen and bathroom/shower room, but this home can effortlessly be reimagined into a large, four-bedroom family residence. Upon entering, the ground floor features three separate reception rooms (one currently used as a bedroom), a fitted shower room, and a kitchen with direct access to the generous rear garden, complete with pedestrian access. The first floor boasts three well-proportioned bedrooms (two presently utilized as reception rooms), an additional bathroom, and a second fitted kitchen, which could easily be converted back into the fourth bedroom. Additional highlights include double glazing throughout, gas central heating, and a cellar for convenient storage. This property presents a fantastic opportunity to create your dream family home or maintain its current layout for investment purposes. Don't miss out—contact the Lawson Rose sales office today for more information or to arrange a viewing!

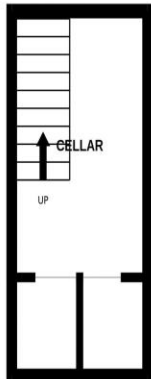
Material Information:

- 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
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease:
- Term:
- Management Company:
- Service Charge:
- Ground Rent:
- Lease Restriction: A copy of the lease is available upon request.
- Please also add anything else in this box that is required to comply with Material Information 2023.

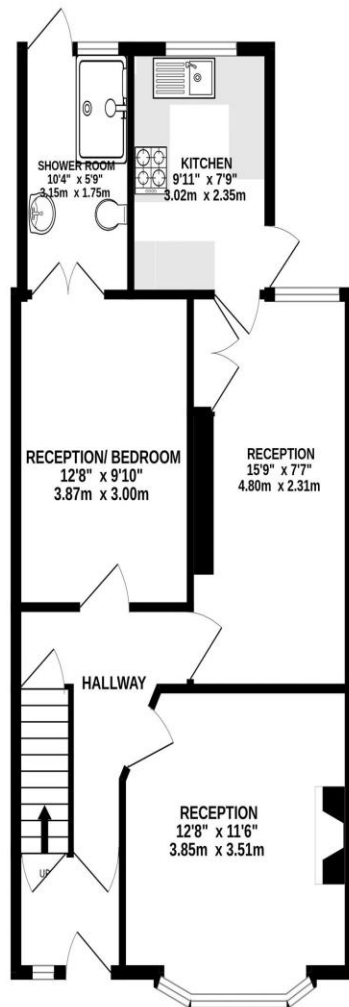




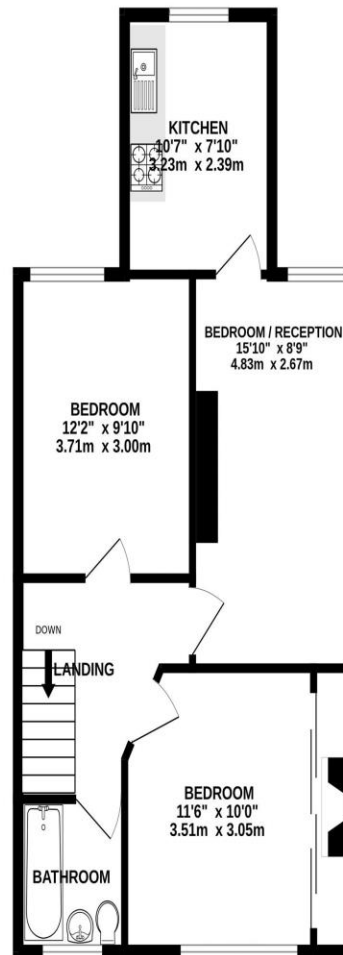
BASEMENT
112 sq.ft. (10.4 sq.m.) approx.



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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