



FOR SALE

Guide Price £160,000

259 Devonshire Avenue,
Southsea, PO4 8DZ.

Tenure: Leasehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

New 125 Lease on completion! This three bedroom, upper floor maisonette overlooks Bransbury Park and is virtually on the doorstep of local amenities on Milton high street. Offered with no forward chain, the property has accommodation set across two floors, providing a spacious open plan living room, fitted kitchen and first floor bathroom plus three good sized bedrooms. Externally there is a shared roof terrace with secured gated access to the property. Although in need of some modernisation, the property could be perfect for those looking to put their own stamp on a sizeable home in a prime location. 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
- 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 A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Tenure: Leasehold
- Management Company: TBC
- Service Charge: On a 'AS & When' Basis
- Ground Rent: Peppercorn
- A New 125 Year Lease will be provided on Completion

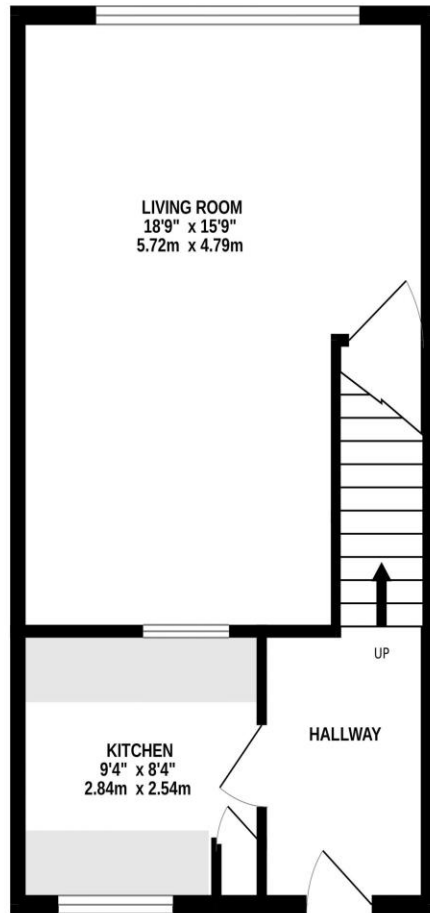


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

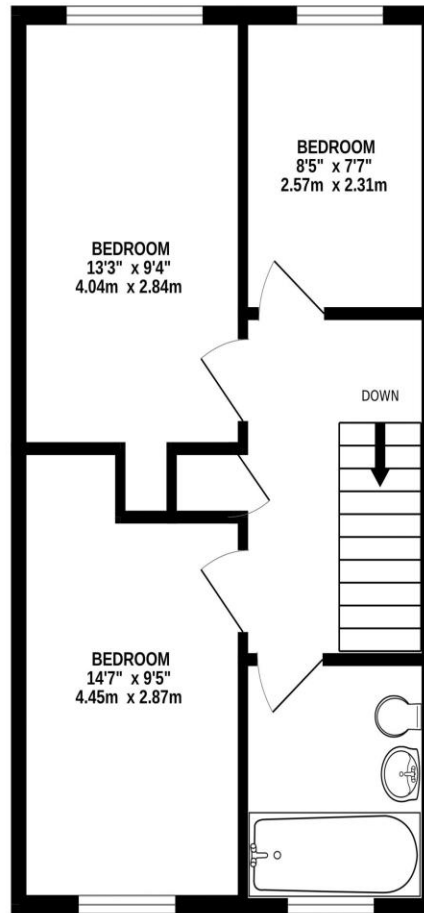




GROUND FLOOR



1ST FLOOR



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.