



FOR SALE

Guide Price £320,000

134 Prince Albert Road,
Southsea, PO4 9HT.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This beautifully updated end of terrace property, located on Prince Albert Road in Southsea, offers stylish and contemporary living, making it an ideal home for first-time buyers or growing families.

The current homeowners have thoughtfully modernised the property to an excellent standard, showcasing spacious, light-filled rooms throughout. On the ground floor, you'll find a generous, open-plan lounge/dining area that exudes warmth and style, perfect for both everyday living and entertaining. The stylish fitted kitchen/breakfast room provides a welcoming space for family meals and boasts modern finishes. The first floor offers three well-proportioned double bedrooms, all providing ample space and natural light, alongside a contemporary bathroom suite. Outside, the property is complemented by a beautifully landscaped, west-facing rear garden, ideal for enjoying the afternoon sun, and also features rear pedestrian access. With all these impressive features, this property truly provides the 'wow' factor, and we highly recommend an internal viewing to fully appreciate everything it has to offer. For more information or to arrange a viewing, 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

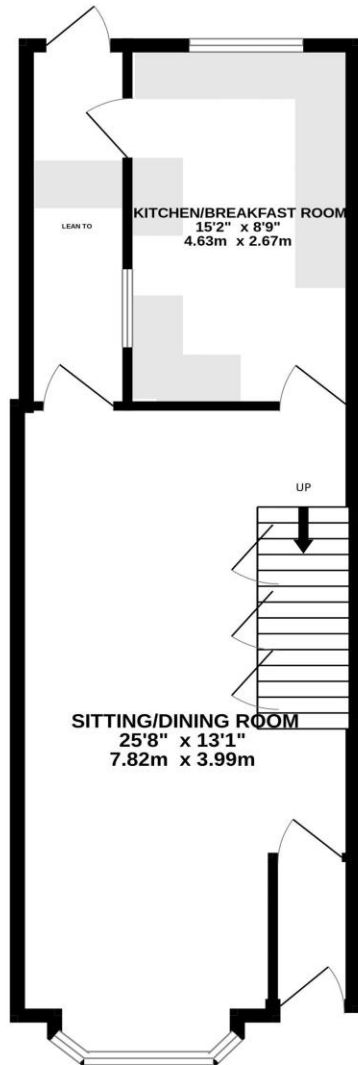


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

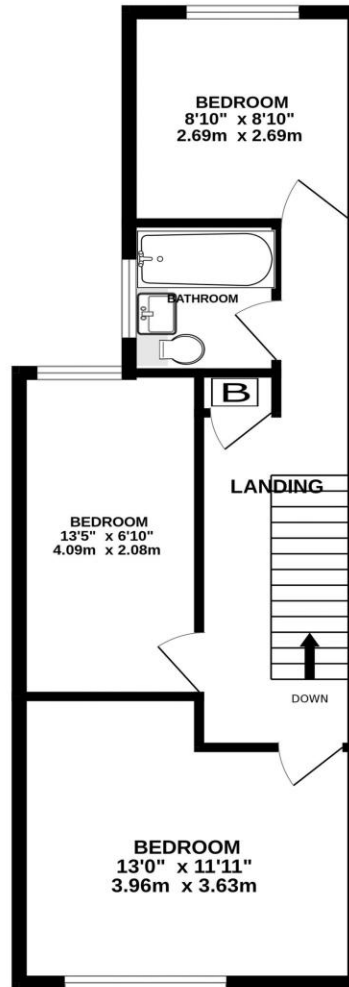




GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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.