



# FOR SALE

**£310,000**

15 Hartley Road,  
Portsmouth, PO2 9HU.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This stunning end-of-terrace property has been recently updated and extensively modernised throughout, offering a fantastic opportunity to secure a brilliant family home in a sought-after residential area. Situated on Hartley Road, the accommodation begins with an inviting hallway that leads into a spacious living room featuring a large bay window, flooding the space with natural light. To the rear, a beautiful, modern open-plan kitchen and dining room provides a perfect setting for family life and entertaining, with double doors opening directly onto the garden and enhancing the sense of space. Upstairs, the first floor offers three well-proportioned bedrooms, one of which benefits from built-in wardrobes, along with a contemporary fitted bathroom suite. Externally, the property boasts a superb 50FT south-facing garden – an ideal space to relax, play, or entertain – complete with ample storage options and convenient side pedestrian access. For further information or to arrange a viewing, please contact the Lawson Rose sales team 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: On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

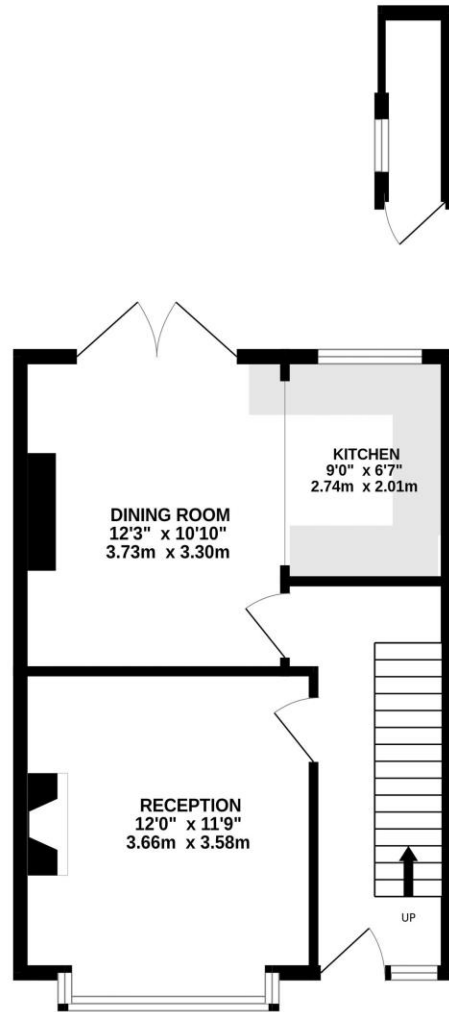




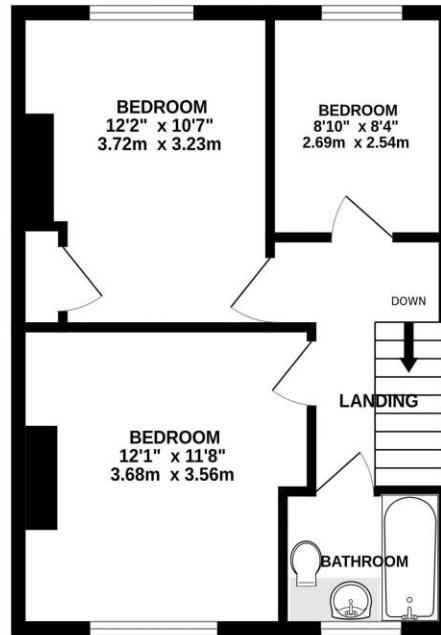




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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.