



FOR SALE

£675,000

13 Sussex Road,
Southsea, PO5 3EX.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Nestled in the heart of central Southsea, this simply stunning period terraced property is located on a highly sought-after street within a picturesque conservation area. The home masterfully marries modern sophistication with period charm, having been thoughtfully modernised and reconfigured by the current homeowners to offer a stylish and versatile living experience. As you enter, the inviting hallway leads to a breathtaking sitting room that sets the tone for the rest of the property. Moving through, a secondary reception exudes elegance, with bi-folding doors making this an adaptable space that can be utilised as an office or an additional bedroom if desired, complete with a luxurious en-suite shower room. The home's centrepiece is its brilliantly extended open-plan living area, featuring bi-folding doors that offer seamless access to the mature, beautifully landscaped rear garden. The living area is designed to be both functional and stylish, perfect for entertaining or simply enjoying everyday life. A staircase descends to a sleek open-plan kitchen and dining room, complete with a separate utility room and a convenient W.C. Upstairs, the first floor boasts three unique and charming bedrooms. The rear bedroom is a true retreat, featuring a Juliet balcony that overlooks the garden, a stunning en-suite shower room, and a fabulous mezzanine level cleverly integrated into the pitched roof. The middle bedroom offers its own staircase leading to a versatile loft space, enhanced by a Velux window for ample natural light. This floor also hosts a generously sized modern four-piece bathroom suite. The outdoor space is equally impressive, with an excellently landscaped garden providing a serene retreat. At the rear, a dip tank adds a touch of luxury, making this garden the perfect oasis for relaxation. This exceptional property offers a rare opportunity to enjoy the best of both worlds—period charm and contemporary living—in one of Southsea's most desirable locations. All enquires, please contact the Lawson Rose sales office.

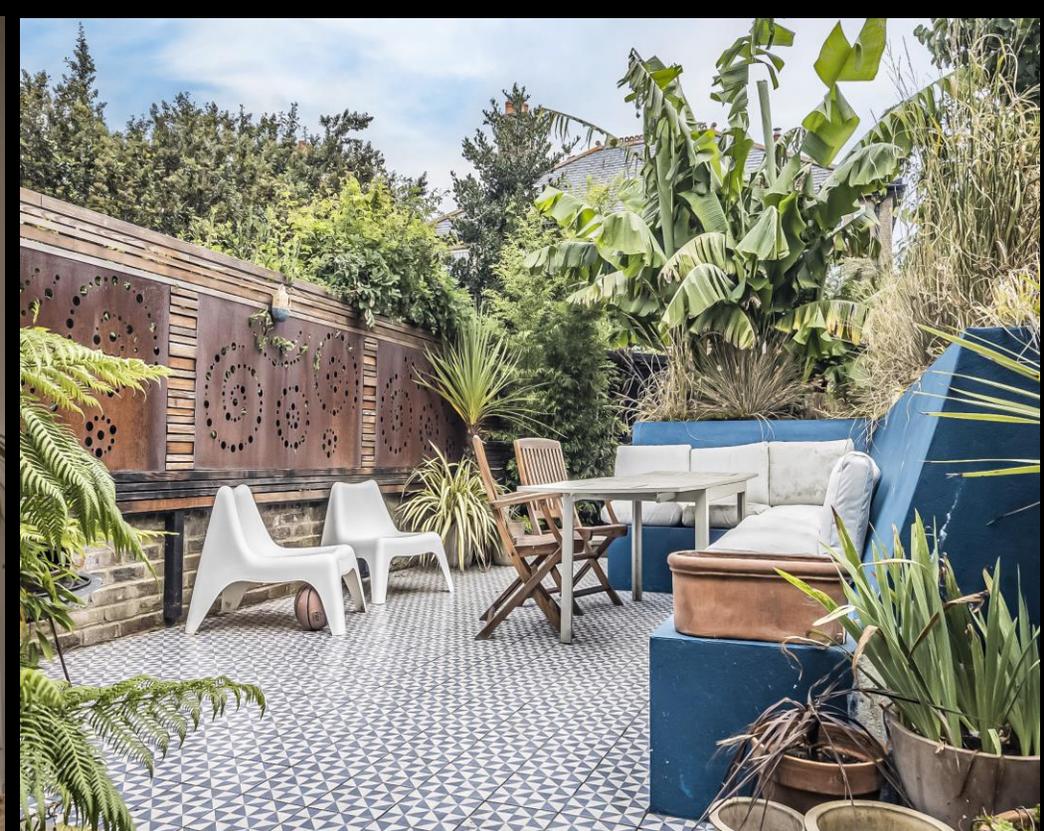
Material Information:

- 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)

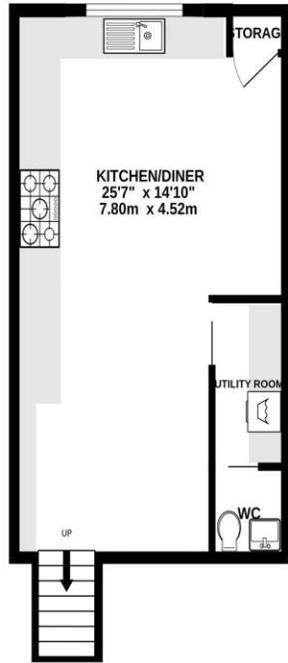


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131 Winter Road, Southsea, P04 8DS

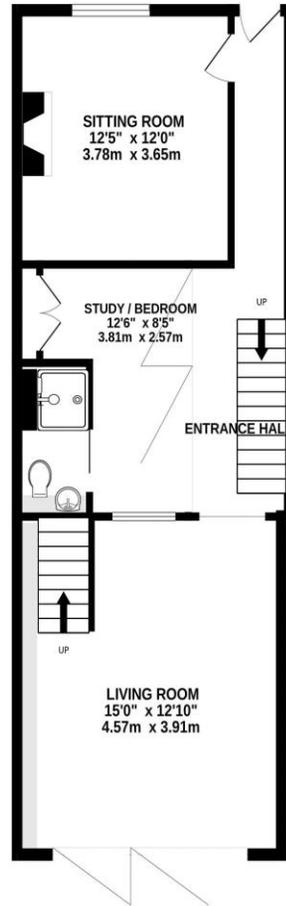




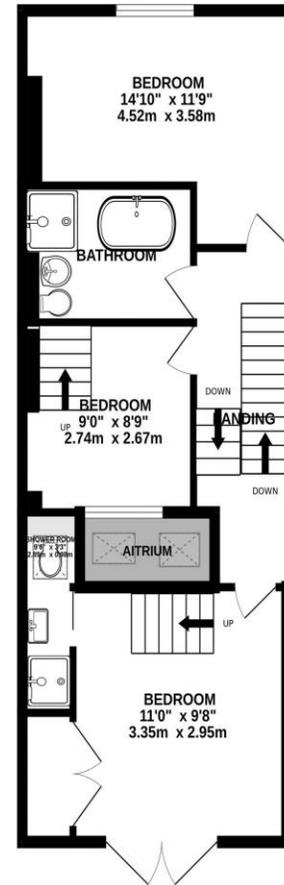
BASEMENT LEVEL



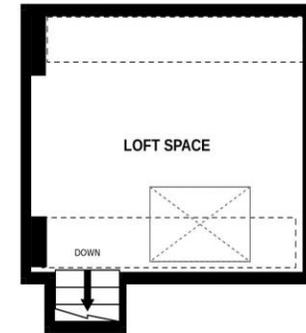
HALL FLOOR



1ST FLOOR



3RD FLOOR



4TH FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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