



# FOR SALE

Offers in Excess of £310,000

61 Amberley Road, Hilsea,  
Portsmouth, PO2 0TQ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE



## PROPERTY DESCRIPTION

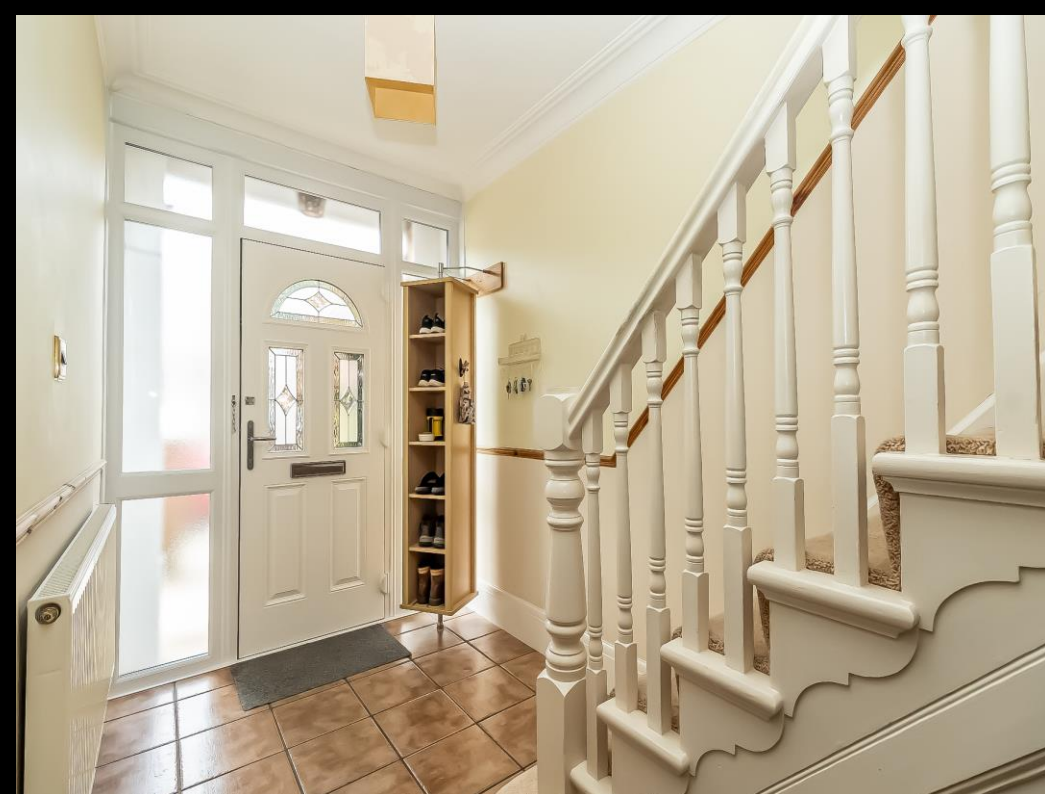
Located on a desirable residential road in Hilsea, this generous three-bedroom double bay & forecourt property offers an excellent opportunity for those seeking a spacious family home close to local amenities. With Gatcombe Gardens and Pompey Health & Fitness Club virtually on the doorstep, the location blends convenience with lifestyle appeal. Upon entry, you're welcomed by a spacious hallway leading to a bright and airy living room featuring a large bay window, a formal dining room with double doors opening out to the garden, and a well-equipped fitted kitchen. Upstairs, a generous landing provides access to three well-proportioned double bedrooms and a modern, stylish shower room. The home is further enhanced by gas central heating and double glazing throughout. Outside, the property boasts a well-sized 53ft enclosed rear garden with a peaceful backdrop of Gatcombe Gardens, offering both privacy and green views. A wonderful family home with space, location, and potential—this is a property not to be missed. 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.
- 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**

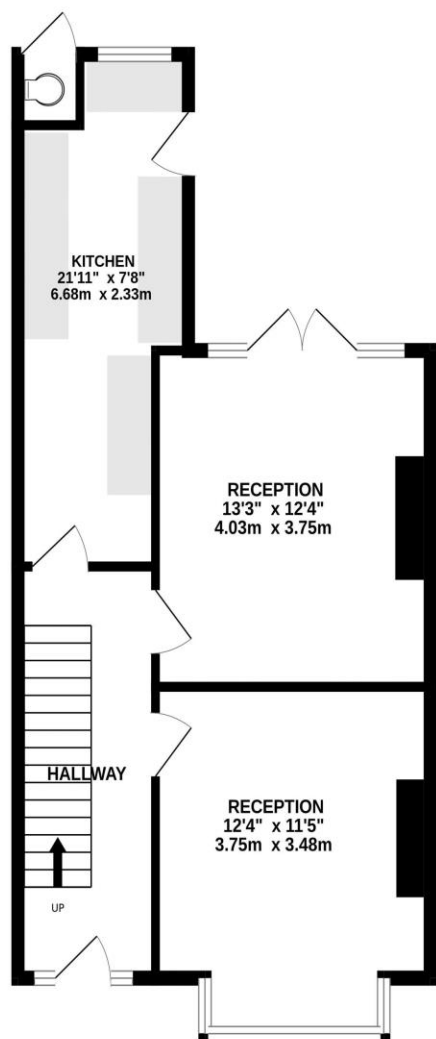




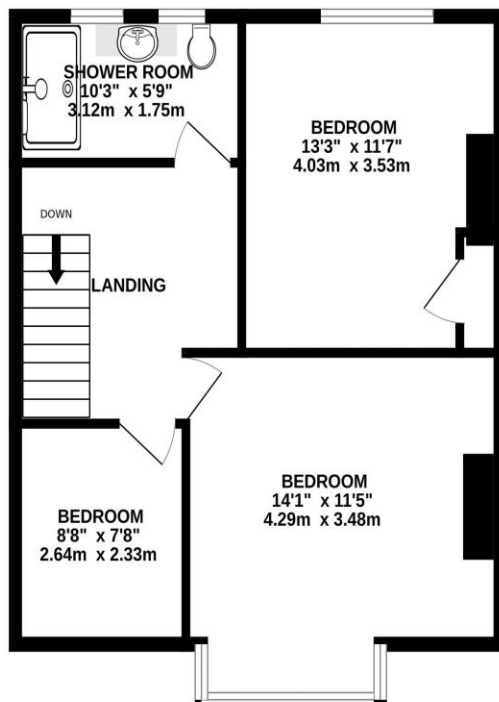




GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 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.

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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