



# FOR SALE

**£335,000**

63 Warren Avenue,  
Southsea, PO4 8PX.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Positioned close to reputable local schools, this spacious bay and forecourt terraced property presents an excellent opportunity for family living. The ground floor features a welcoming open-plan kitchen/dining area with double doors leading into a separate lounge—offering the flexibility to enjoy either open-plan living or more defined spaces. A rear conservatory extends the living space further and provides a peaceful view over the generous rear garden. Upstairs, the home offers three well-sized bedrooms along with a fitted family bathroom. Additionally the home is double glazed and gas centrally heated, plus there is a cellar currently used for storage. With its generous layout, garden space, and convenient location, this home holds strong appeal for families looking to settle in a well-connected neighbourhood. Viewings are highly recommended. To arrange an appointment, please contact Lawson Rose on 02392 367779.

### 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**

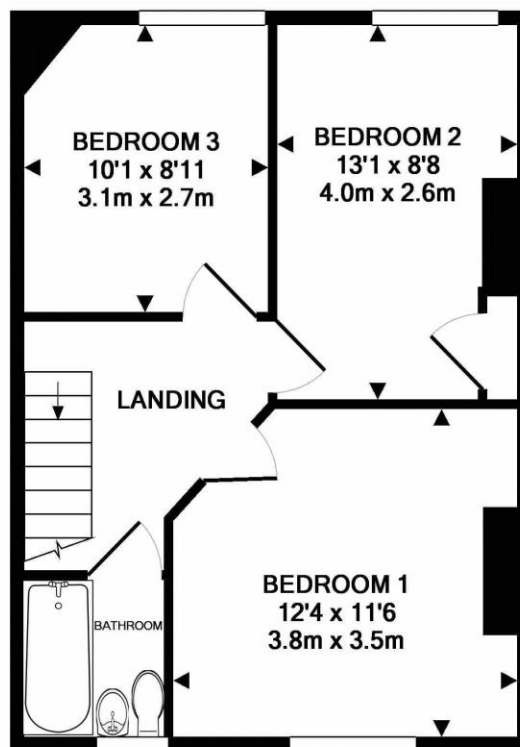
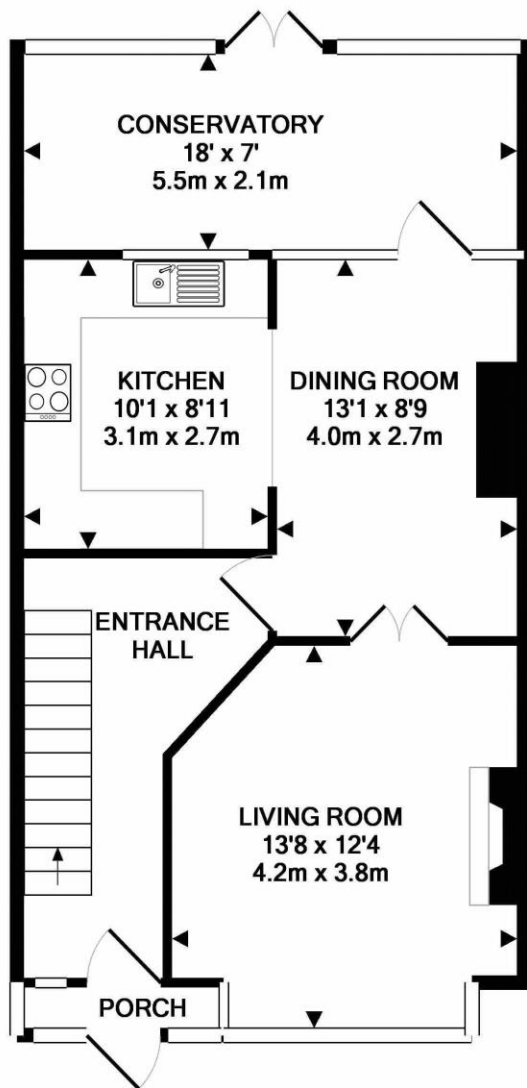












TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
69-80	C		78 C
55-68	D	63 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.