



FOR SALE

£290,000

90F Winter Road,
Southsea, PO4 9BX.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Situated in a convenient location close to local amenities, this modern end-of-terrace property offers stylish living with the added benefit of its own off-road parking space. Located on sought-after Winter Road, the home features a sleek, contemporary kitchen and a spacious open-plan living area that seamlessly extends into a bright rear conservatory—ideal for relaxing or entertaining. Upstairs, the first floor offers two generously sized double bedrooms, including a master with an impressive range of built-in storage. A modern fitted shower room completes the accommodation. Outside, the garden extends along the side of the property and includes a large storage shed, as well as rear pedestrian access leading directly to the private parking space. In our opinion, this is a fantastic opportunity not to be missed. For more 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.
- Off Road Parking Space & 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)

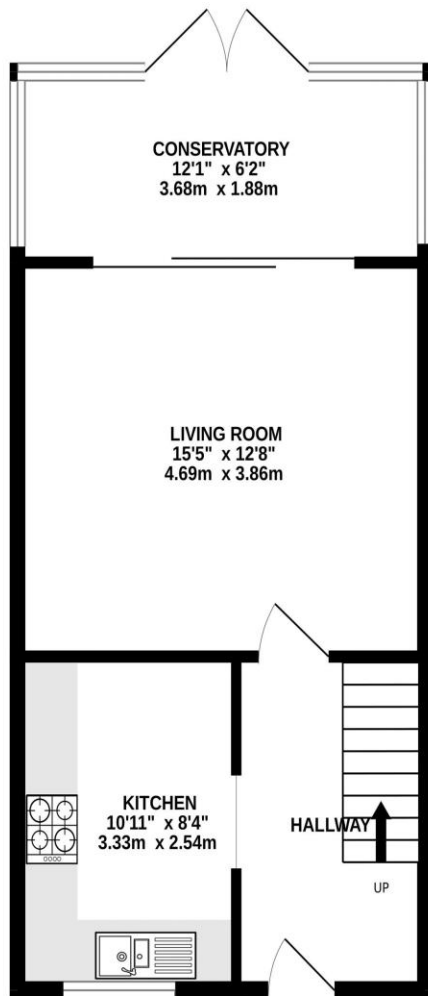


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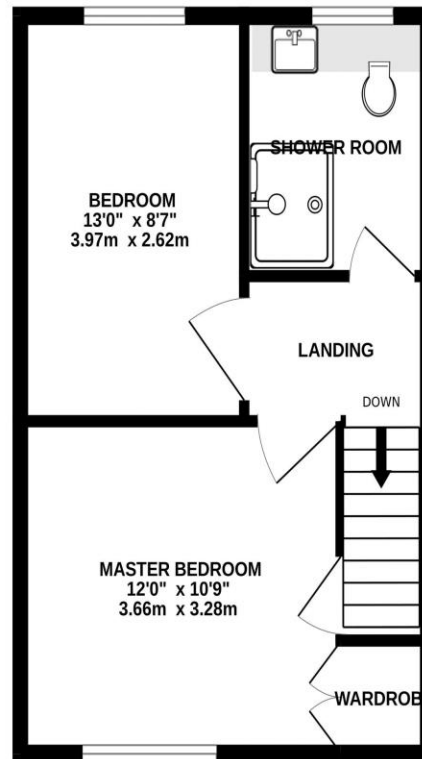




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.