



FOR SALE

£440,000

160 Francis Avenue,
Southsea, PO4 0ER.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This stunning terraced home has been meticulously modernised and thoughtfully styled by the current owner, creating a truly impressive and contemporary residence in the heart of Southsea. Blending period charm with modern finishes, the property is immaculately presented throughout and ideal for those seeking a turn-key family home. Step inside to find a beautifully bright and welcoming living room, complete with a large bay window that floods the space with natural light. A separate utility room and convenient downstairs W.C. add practicality, while the real showstopper is the spectacular open-plan kitchen and breakfast room. With a skylight overhead and tranquil views of the rear garden, this space seamlessly flows into an elegant formal dining area—perfect for everyday living and entertaining alike. Upstairs offers a sleek, contemporary family bathroom, a separate modern shower room, and four well-proportioned bedrooms. The third and fourth bedrooms are connected, offering versatile options as a home office, nursery, or dressing room. Additional features include gas central heating, double glazing, a handy cellar for storage, and a mature 46ft rear garden. At the garden's end, you'll find a brick-built workshop with convenient rear pedestrian access. A rare opportunity to purchase a generous and beautifully finished home in a prime Southsea location. Not to be missed—contact the Lawson Rose sales office today to arrange your viewing.

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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

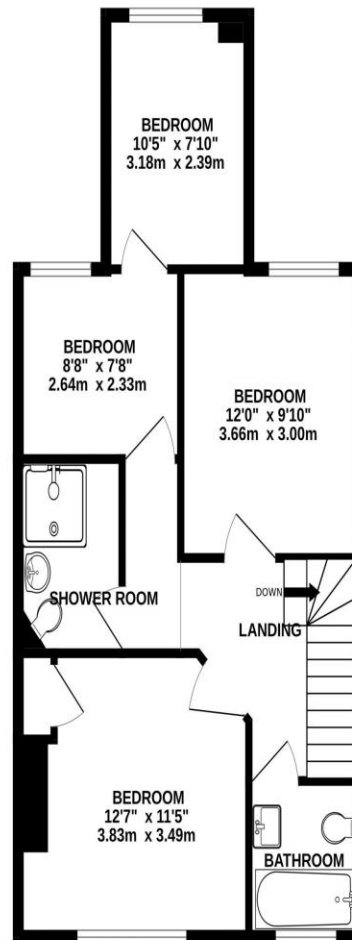
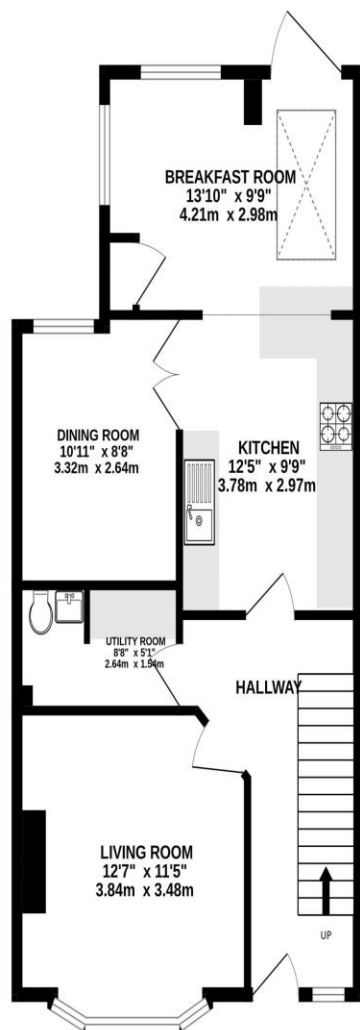
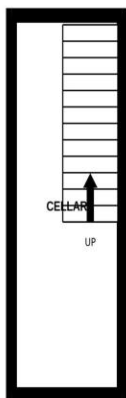




BASEMENT

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