



# FOR SALE

**£490,000**

49 Hunter Road,  
Southsea, PO4 9AY.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Situated on the highly requested Hunter Road, this beautifully extended and modernised property offers an exceptional opportunity to own a stylish and spacious family home in a prime PO4 location. Finished to a high standard throughout, the home seamlessly blends contemporary design with practical living spaces. Upon entering through the welcoming hallway, you're greeted by a generous living room featuring a large bay window that floods the space with natural light. The true heart of the home is the impressive open-plan kitchen and breakfast room, complete with bi-folding doors that open out to a south-facing, enclosed rear garden – perfect for relaxing or entertaining. A separate utility room and convenient downstairs W.C. add to the functionality of this level. The first floor offers three well-proportioned bedrooms, all served by a sleek and modern family bathroom. A staircase leads to the second floor, where you'll find a stunning principal bedroom with built-in wardrobes, Velux windows, and a luxurious en-suite shower room. Additional features include double glazing, gas central heating, a handy cellar for storage, and the significant advantage of having rear pedestrian access. This is a fantastic opportunity to secure a home in a sought-after area. Early viewing is highly recommended to fully appreciate the space, finish, and lifestyle on offer.

### 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- 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**

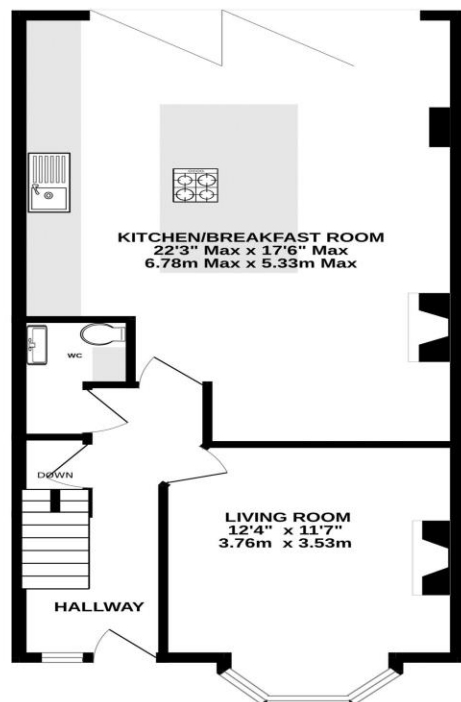




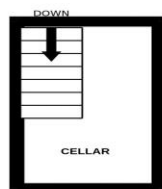




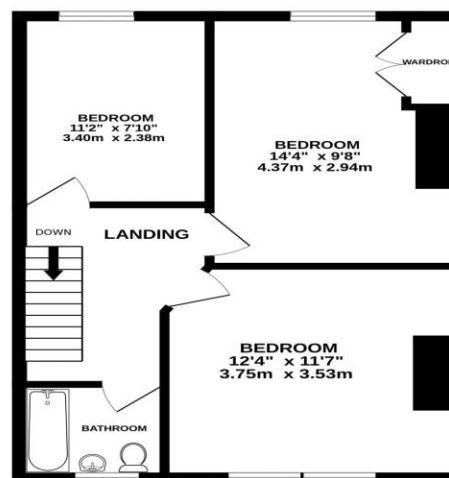
GROUND FLOOR



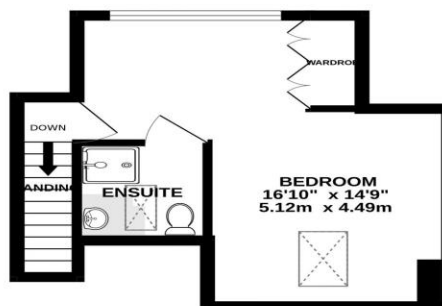
BASEMENT



1ST FLOOR



2ND FLOOR



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

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.