



FOR SALE

£745,000

16 Andover Road,
Southsea, PO4 9QG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Situated on the highly sought-after Andover Road in Southsea, this impressive semi-detached residence offers the perfect blend of contemporary style and charming period features. Boasting off-road parking and generous living accommodation, this property is ideally suited for growing families seeking space, character, and convenience. Upon entering, you're welcomed by an elegant and spacious hallway that immediately sets the tone for the rest of the home. The front reception room is bright and inviting, featuring a large bay window, striking feature fireplace, and a beautiful ornate ceiling rose. A second reception room, currently used as a family lounge, offers additional versatile living space. The heart of the home is undoubtedly the stunning extended kitchen/dining area, thoughtfully designed with Velux windows and double doors that open directly onto the well-maintained, west-facing rear garden — perfect for entertaining or relaxing in the sun. Upstairs, a generous landing leads to four well-proportioned bedrooms and a stylish family bathroom suite. The third bedroom conveniently connects to the fourth, which retains its original stairwell access to the kitchen, adding a unique touch of character. Further benefits include a large, versatile basement currently used for storage, a ground floor utility room with an additional shower room, a large loft space with great potential and rear pedestrian access to the garden. Internal viewing is highly recommended to fully appreciate the quality, space, and charm this beautiful family home has to offer. For further information or to arrange your 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.
- Off Road Parking / Driveway & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



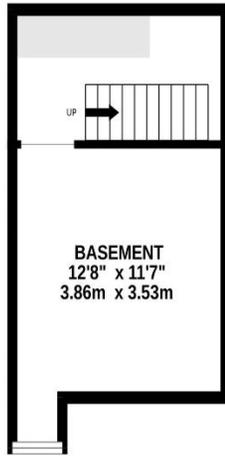
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

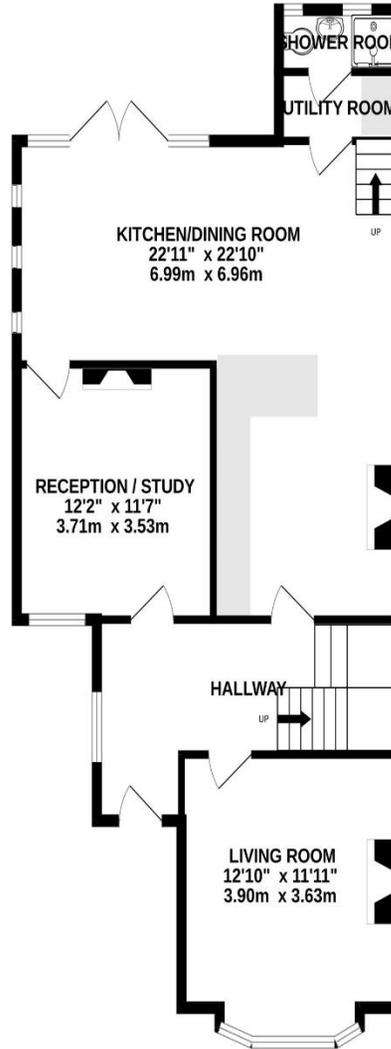




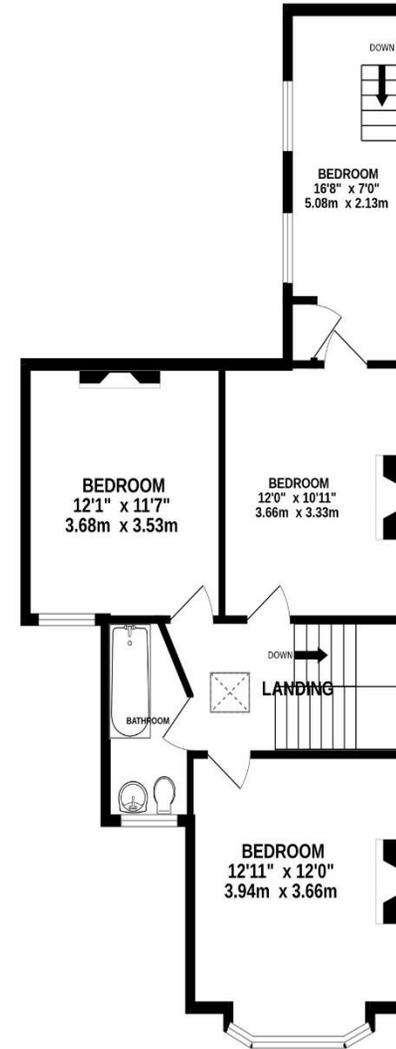
BASEMENT
234 sq.ft. (21.8 sq.m.) approx.



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 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.

TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.

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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