



# FOR SALE

## Offers in Excess of £400,000

22 Torrington Road, Hilsea,  
Portsmouth, PO2 0TP.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Lawson Rose are delighted to offer for sale this extended, double bay & forecourt, four-bedroom semi-detached home located on the ever-popular Torrington Road in Hilsea. Boasting generous living space across three floors, this well-presented property is ideal for growing families seeking a versatile and spacious layout. At the front of the home, a bright and airy living room with a large bay window offers a relaxing space to unwind, while to the rear, the heart of the home is undoubtedly the impressive open-plan kitchen/dining area. Complete with a central island, utility cupboard, a large skylight, and double doors opening onto the well-maintained, south-facing rear garden, this area is perfectly designed for both everyday living and entertaining. The first floor comprises two generously sized double bedrooms, a stylish fitted bathroom suite, and a fourth bedroom ideal as a nursery, home office, or dressing room. A staircase rises to the second floor, where the stunning master suite features Velux windows, ample space, and an en-suite shower room. Externally, the property benefits from a shared driveway, side pedestrian access, and a fantastic 26FT garage with power and lighting—ideal for additional storage, a workshop, or hobby space. A superb opportunity to acquire a substantial family home in a desirable residential setting. Internal viewings are highly recommended—please contact the Lawson Rose sales team today to arrange your appointment

### 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: Garage & Shared Driveway
- Council Tax: Portsmouth City Council – Band D
- 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**

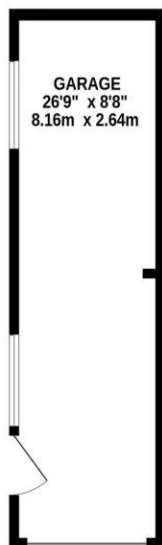




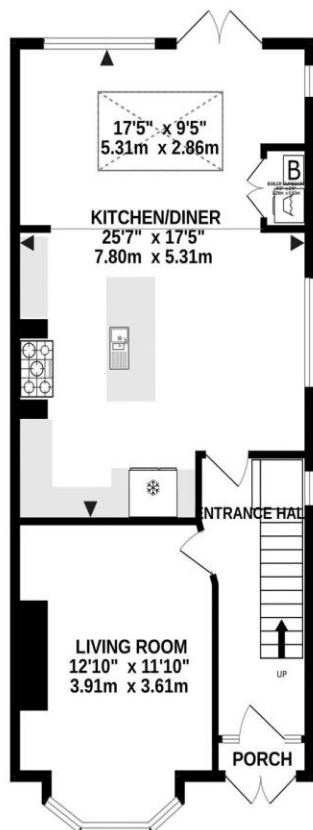




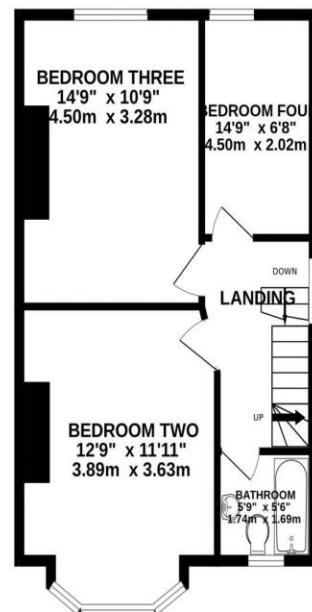
GARAGE



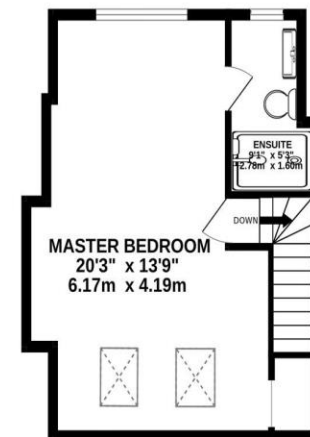
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.