



# FOR SALE

## £440,000

79 Orchard Road,  
Southsea, PO4 0AD.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Brimming with character and original features, this elegant semi-detached period property offers a rare opportunity to secure a spacious family home in the heart of Southsea — just moments from Fratton Station and complete with the sought-after bonus of off-road parking. Set on the ever-popular Orchard Road, this handsome home welcomes you with a striking entrance hallway featuring original tiled flooring. The ground floor boasts a generous open-plan living area with a large bay window, feature fireplace, intricate ceiling rose, and double doors leading out to the rear garden — perfect for both relaxing and entertaining. To the rear, the formal dining room flows effortlessly into a well-appointed fitted kitchen with pleasant views across the garden. Upstairs, you'll find three well-proportioned double bedrooms, each with its own charm and character, alongside a stylish bathroom with a separate shower and W.C. Outside, the private rear garden also benefits from side pedestrian access, adding to the home's practicality and appeal. Homes of this style, size, and central location — especially with a driveway — are seldom available. We strongly recommend arranging an internal viewing to fully appreciate all this beautiful property has to 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.
- Off Road Parking/ Driveway & 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**





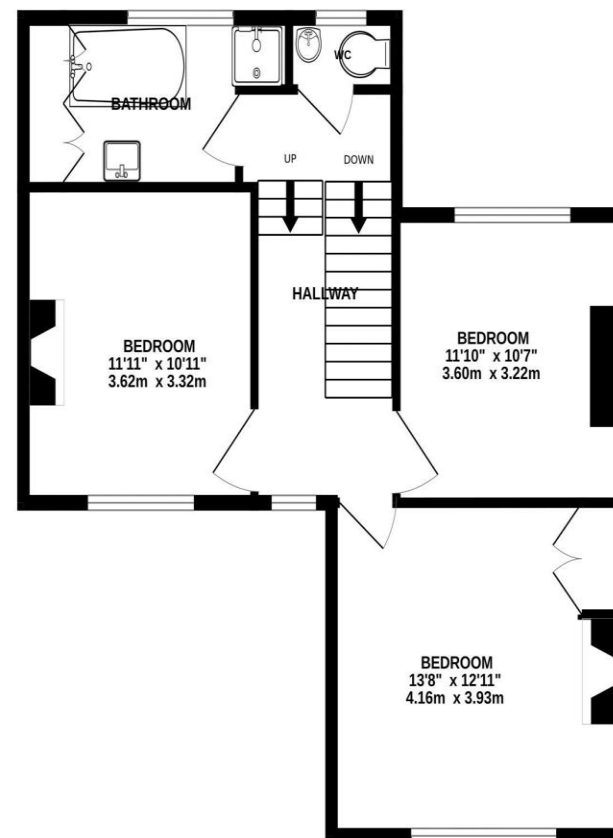
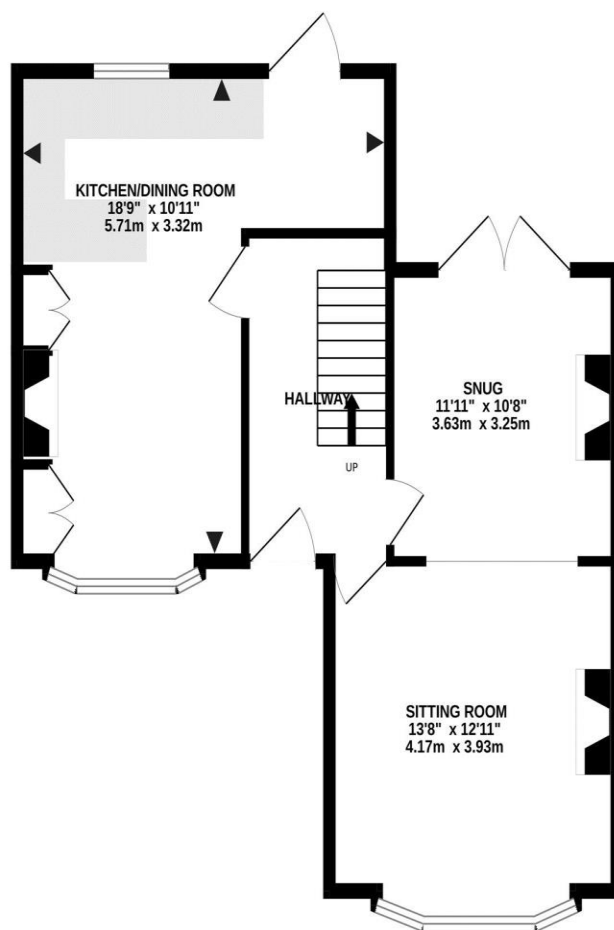
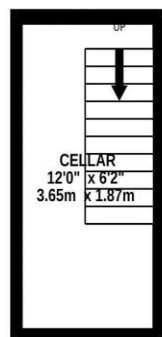




BASEMENT LEVEL  
81 sq.ft. (7.5 sq.m.) approx.

GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.