



FOR SALE

Offers in Excess of £400,000

71 Northern Parade, Hilsea,
Portsmouth, PO2 9PD.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This impressive five-bedroom home on Northern Parade offers generous living space across three well-proportioned floors and backs directly onto the greenery of Alexandra Park. Complete with a double garage and set close to excellent transport links and local amenities, this property represents an ideal opportunity for growing families seeking space and convenience. The ground floor features a welcoming hallway leading to a spacious living room with a large bay window, a downstairs W.C and a second reception room — perfect for use as a formal dining space. This then opens into a beautifully extended kitchen/breakfast room, complete with Velux windows and two sets of French doors that open out onto the westerly-facing rear garden. Upstairs, the first floor provides three generously sized double bedrooms along with a modern fitted shower room. A staircase from the landing leads to the second floor, where you'll find two further bedrooms and a stylish fitted bathroom suite. The private rear garden enjoys a sunny westerly aspect, has rear pedestrian access, and a convenient door directly into the large double garage — perfect for secure parking or additional storage. A substantial family home in a desirable location, with Alexandra Park on your doorstep and a wealth of amenities nearby. For more information or to arrange your viewing, please contact the Lawson Rose sales team 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

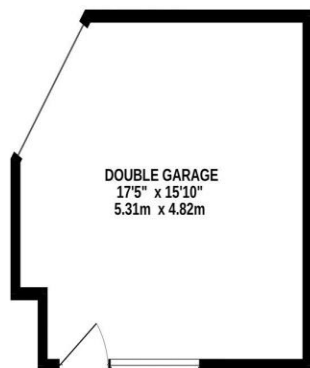


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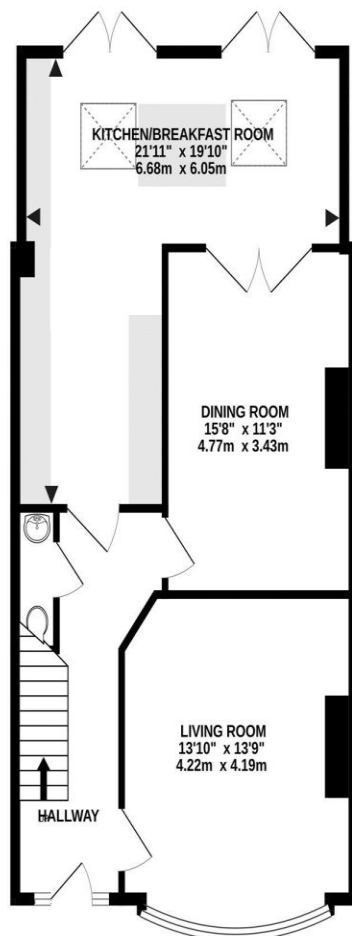




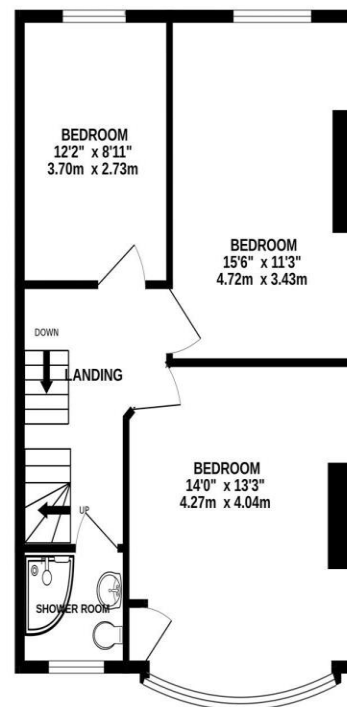
DOUBLE GARAGE
256 sq.ft. (23.8 sq.m.) approx.



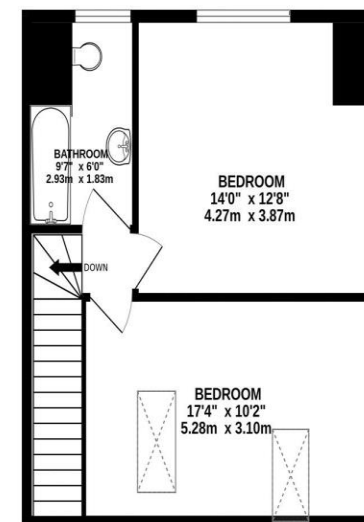
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



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



2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.1 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.