



# FOR SALE

## £285,000

6 Carisbrooke Road,  
Southsea, PO4 8RF.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This beautifully presented bay & forecourt property is ideally located close to local amenities and offers, versatile living accommodation arranged over three inviting floors. Situated on Carisbrooke Road in Southsea, it could make an ideal home for first-time buyers or a growing family. The ground floor comprises two separate reception rooms—one currently used as a bedroom—a storage cupboard off the hallway, a downstairs W.C and a generous open-plan kitchen/breakfast room, complete with double doors that open onto a mature, enclosed rear garden. On the first floor, you'll find two double bedrooms, both benefiting from built-in storage, along with a stylish and modern family bathroom suite. A staircase leads to the second floor, which features an impressive master bedroom with ample storage and a private en-suite shower room. Further benefits include double glazing throughout and gas central heating. We highly recommend an internal viewing to fully appreciate all that this charming home has to offer. For further details or to arrange a 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.
- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

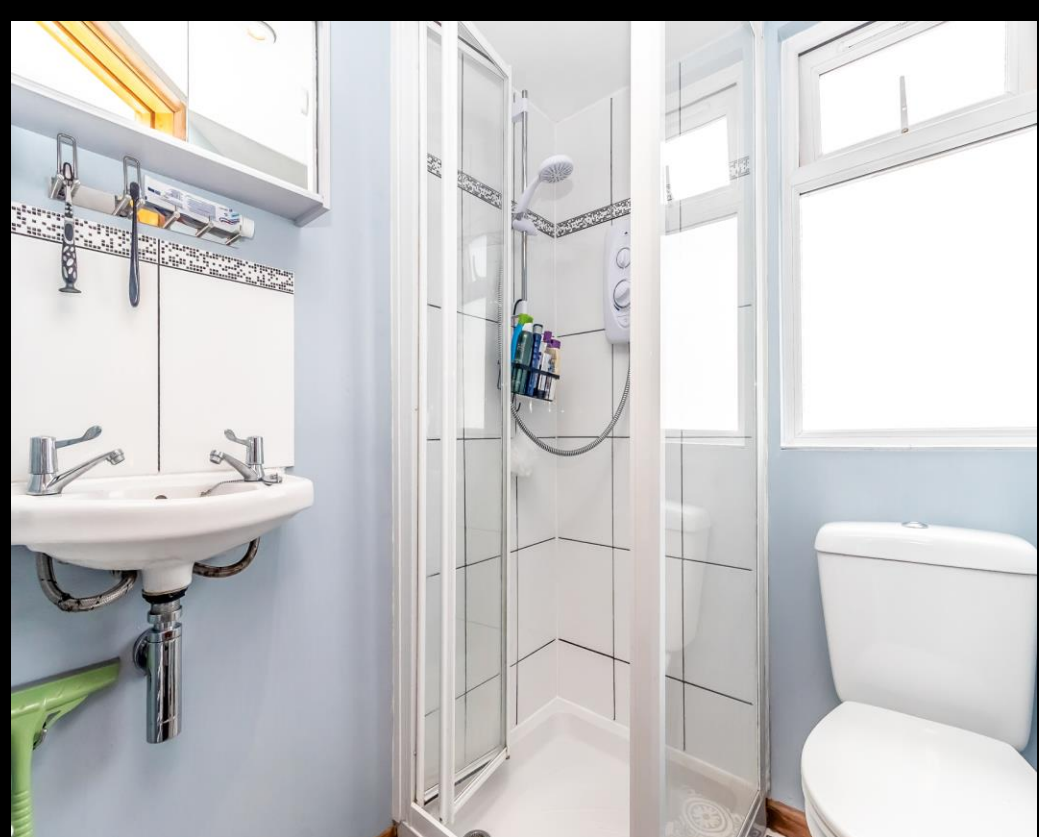


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

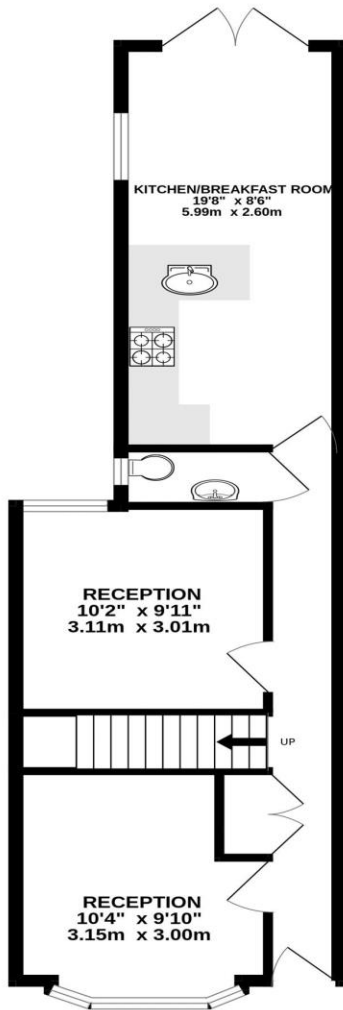




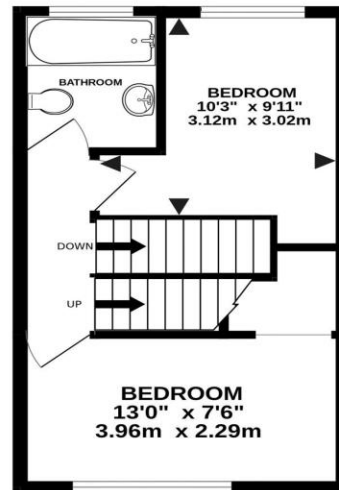




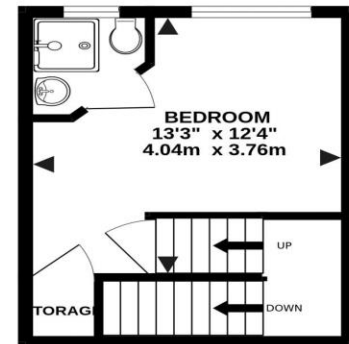
GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



2ND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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 : 998 sq.ft. (92.7 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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