



FOR SALE

£685,000

4 Eastern Villas Road,
Southsea, PO4 0SU.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

We are pleased to present to the market this outstanding four-bedroom period home, beautifully renovated throughout with a high standard of finish and attention to detail. Ideally situated on Eastern Villas Road, this attractive property enjoys a prime Southsea location — just moments from the seafront, as well as the vibrant shops, cafes, and restaurants of both Albert Road and Palmerston Road. The accommodation is set across three well-proportioned floors and offers versatile living space, perfectly suited to modern family life. On the ground floor, you'll find a welcoming sitting room and a superb open-plan kitchen/dining area, complete with integrated appliances and a stylish, contemporary design. From the kitchen, stairs lead down to a useful lower ground floor, providing excellent storage options. The first floor hosts three generous double bedrooms, including a principal bedroom with an en-suite shower room, alongside a separate family bathroom. A further double bedroom is positioned on the top floor, offering additional flexibility for guests, home working, or growing families. Externally, the property benefits from a sunny south-facing rear garden, ideal for outdoor entertaining, together with the rare advantage of off-road parking. Properties of this calibre, in such a desirable Southsea setting, are rarely available for long. Early enquiries are encouraged to avoid missing out.

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.
- Driveway/ Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)





Eastern Villas Road, Southsea

Approximate Gross Internal Area = 212 sq m / 2282 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 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.