



FOR SALE

£375,000

14 Hellyer Road,
Southsea, PO4 9DH.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

ideally placed for local amenities and only around a 12-minute walk from the seafront and promenade. Situated on the desirable Hellyer Road, the home offers a wonderful blend of period charm and modern convenience, making it an ideal choice for first-time buyers or a growing family. Upon entering, you're welcomed into a tastefully decorated living room, complete with a large bay window, feature log burner, and ornate ceiling rose – perfect for cosy evenings or relaxed entertaining. A substantial rear reception room creates a light and spacious dining room, with double doors opening directly onto the garden, offering a great indoor-outdoor flow. The contemporary fitted kitchen is sleek and well-appointed, leading to a useful utility area and a separate ground-floor W.C. Upstairs, the property continues to impress with three generously proportioned double bedrooms, all beautifully finished, and a modern four-piece bathroom suite featuring both a bath and walk-in shower. Externally, the home benefits from a well-presented, low-maintenance rear garden measuring approximately 29ft, providing the perfect space for outdoor dining and relaxation. A superb opportunity to secure a stylish home in a prime Southsea location. Early internal viewing is strongly recommended – contact the Lawson Rose sales team today to arrange your appointment.

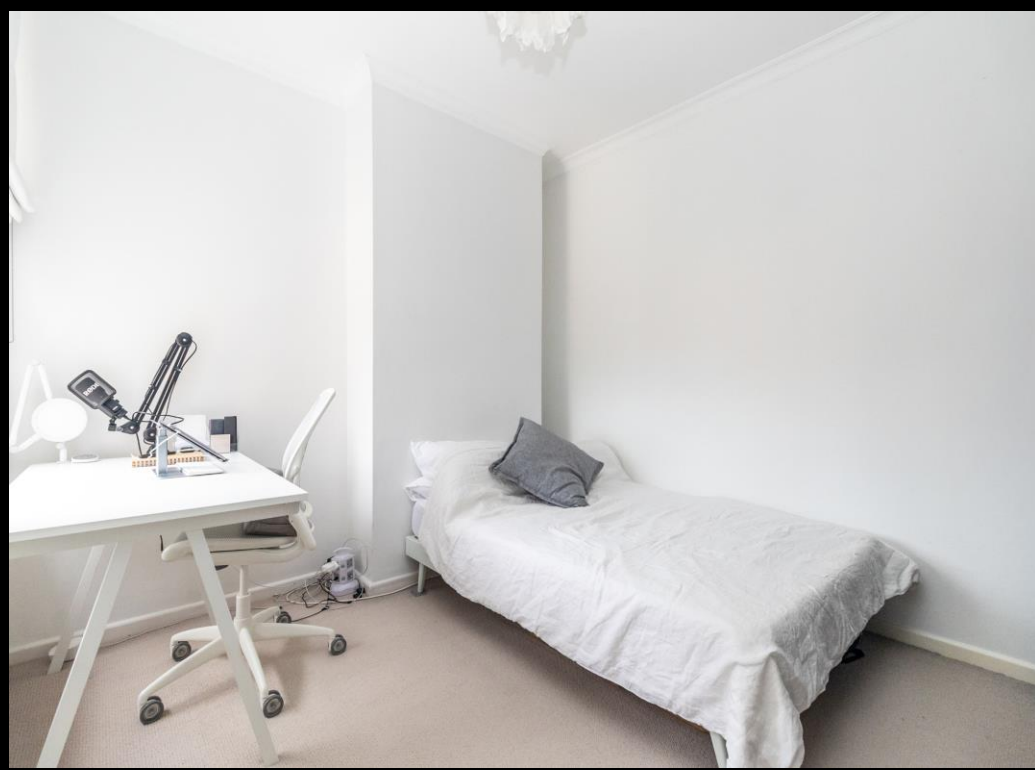
Material Information:

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

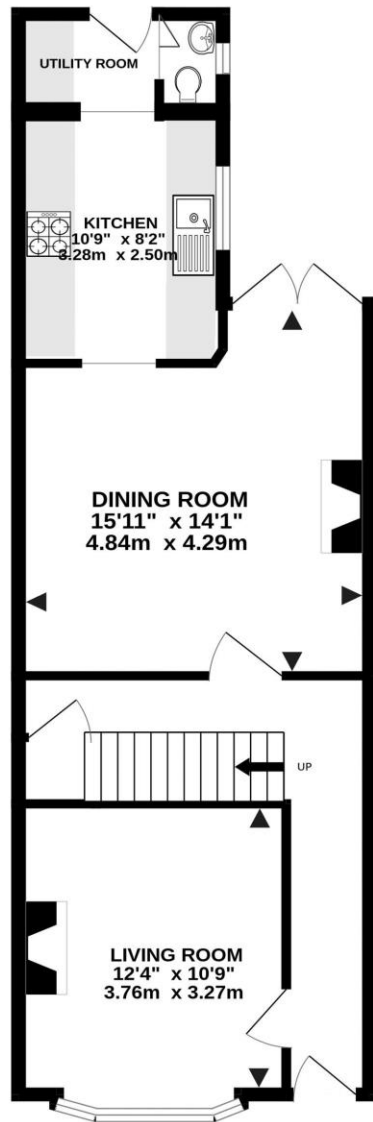


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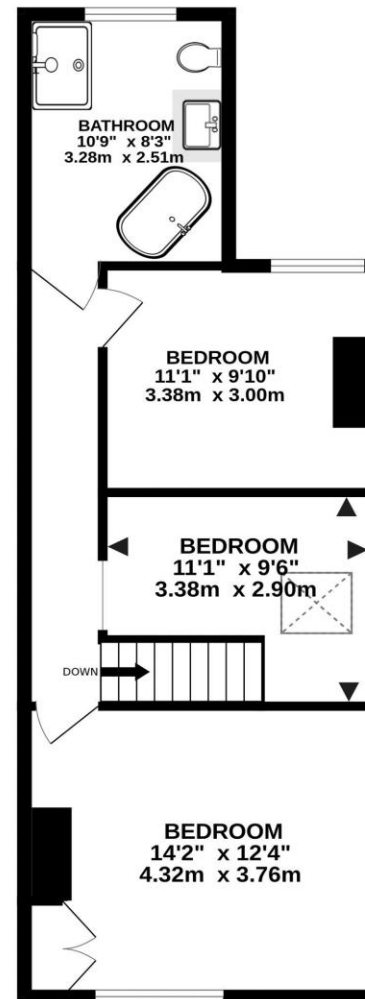




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.