



FOR SALE

Offers in Excess of £350,000

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. The current homeowner has agreed to buy a property which has no forward chain. 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.

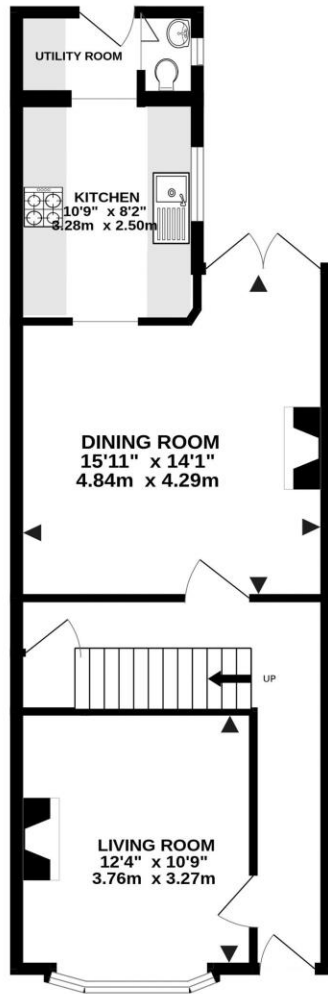
Material Information:

- 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)

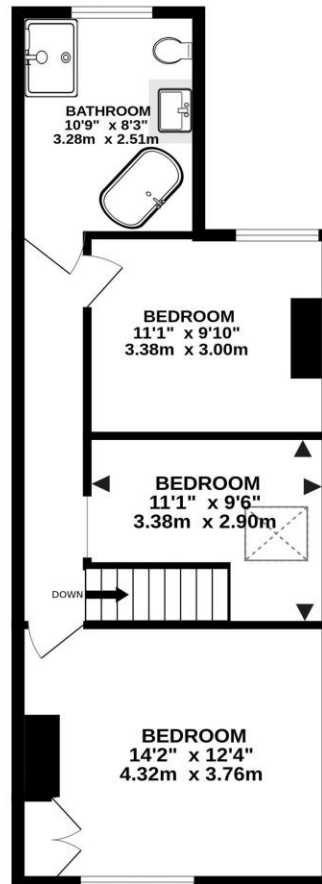




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.



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