



FOR SALE

Offers in the Region Of £250,000

124 Percy Road,
Southsea, PO4 0BL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Located in a sought-after residential pocket of Southsea, just a short distance from Fratton Train Station, this beautifully presented two-bedroom, bay & forecourt terraced home offers an ideal opportunity for first-time buyers, young families, or those looking to downsize. On arrival, a useful porch provides a welcoming entrance before opening into the impressive, bright and airy open-plan living space — perfectly designed to accommodate both a comfortable sitting area and a generous dining zone, making it the true heart of the home. To the rear, a stunning, contemporary fitted kitchen leads directly to the well-maintained garden, ideal for relaxing or entertaining, while a stylish four-piece bathroom suite adds a touch of luxury to everyday living. Upstairs, two well-proportioned double bedrooms offer plenty of space and natural light. The property also benefits from double glazing and gas central heating throughout. With its blend of character features, modern finishes, and convenient location, this charming home is ready to move straight into. For more information or to arrange a 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

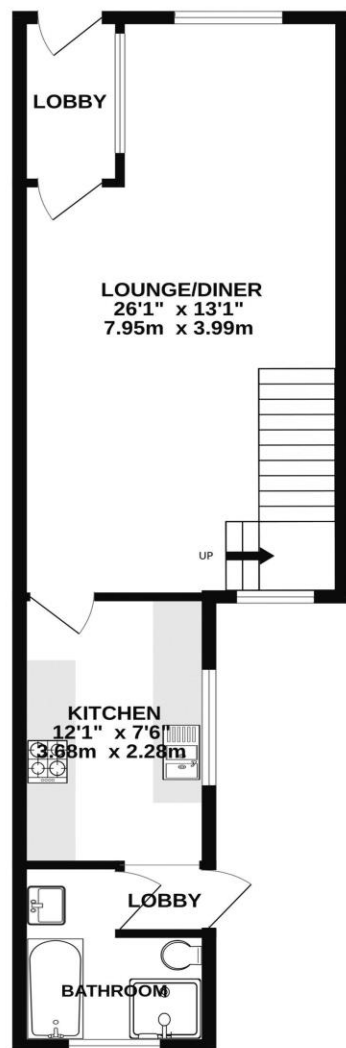


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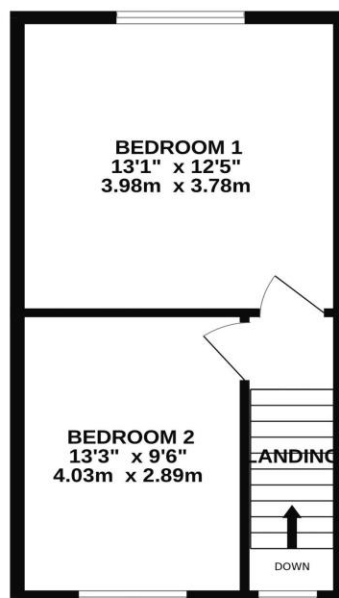




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.