



FOR SALE

£410,000

112 Winter Road,
Southsea, PO4 8DP.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This extended, double bay & forecourt property offers spacious and versatile living accommodation arranged over three floors—perfect for a growing family or those seeking generous space in a desirable Southsea setting. Ideally located close to local amenities, this well-presented home blends modern comforts with charming period features throughout. On the ground floor, you'll find a bright and spacious living room featuring a striking fireplace and ornate ceiling rose. The impressive open-plan kitchen/dining area flows seamlessly into a rear conservatory, creating a sociable and functional heart to the home. Additional benefits include a separate utility space and a convenient downstairs W.C. The first floor hosts three generously sized double bedrooms along with a well-appointed family bathroom. A staircase leads to the top floor, where a substantial master bedroom boasts Velux windows and a contemporary en-suite shower room, offering a private retreat. Externally, the property features a sizeable, low-maintenance rear garden with rear pedestrian access—ideal for entertaining or family use. An internal viewing is highly recommended to fully appreciate the space, style, and features this home has to offer. For further information 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: 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)

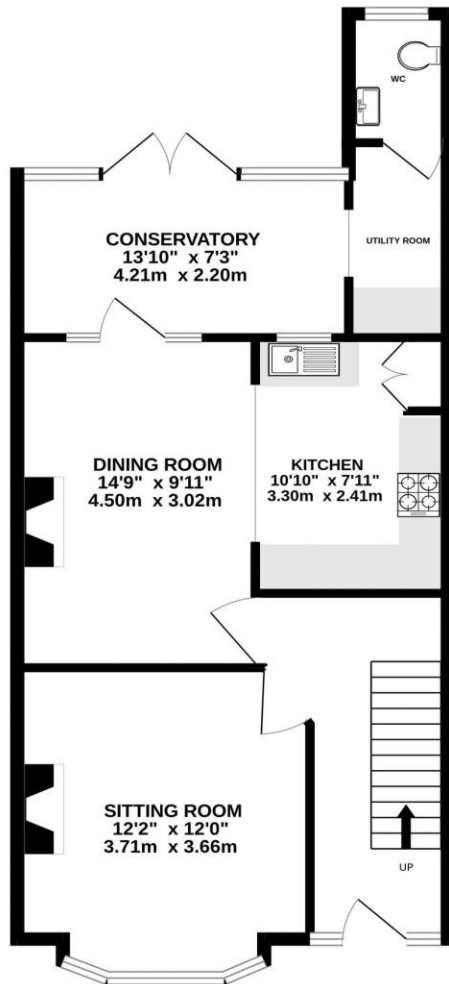


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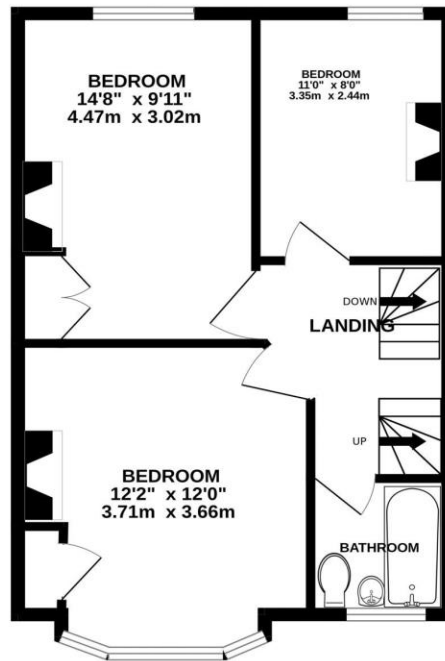




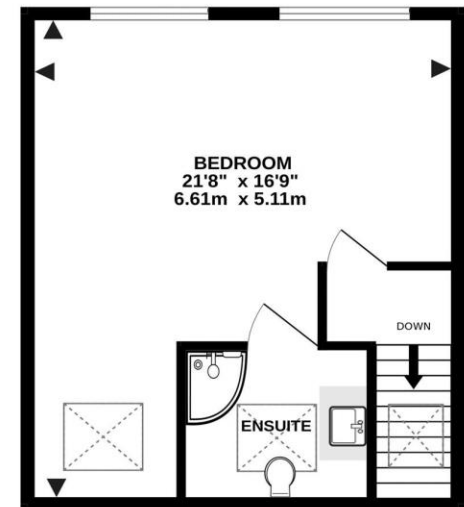
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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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