



FOR SALE

Offers in Excess of £350,000

74 Haslemere Road,
Southsea, PO4 8BA.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This beautifully presented, double bay & forecourt property is nestled within one of Southsea's most popular pockets, offering the perfect blend of period charm and modern comforts. Brimming with character and thoughtfully enhanced throughout, this Haslemere Road home is sure to capture attention. Step inside and you'll find a bright, welcoming sitting room, ideal for cosy evenings or entertaining guests. The heart of the home lies in the stylish fitted kitchen with breakfast bar, seamlessly connecting to the dining area — a fantastic space for family gatherings and dinner parties.

To the rear, a handy conservatory/utility room opens onto the sun-soaked west-facing garden, complete with rear pedestrian access and designed for low-maintenance enjoyment. A convenient downstairs W.C. completes the ground floor. Upstairs boasts three generously sized double bedrooms, each with its own character, and a stunning, contemporary shower room finished to a high standard. The home is tastefully decorated, with original features and period detailing still very much intact, while modern upgrades such as gas central heating, double glazing, and even an air conditioning unit in the master bedroom ensure year-round comfort. A true gem in the heart of Southsea, this home offers both style and practicality, making it a must-see for anyone seeking a property with that little something extra. For further information or to book your viewing, contact the Lawson Rose sales team today.

Material Information:

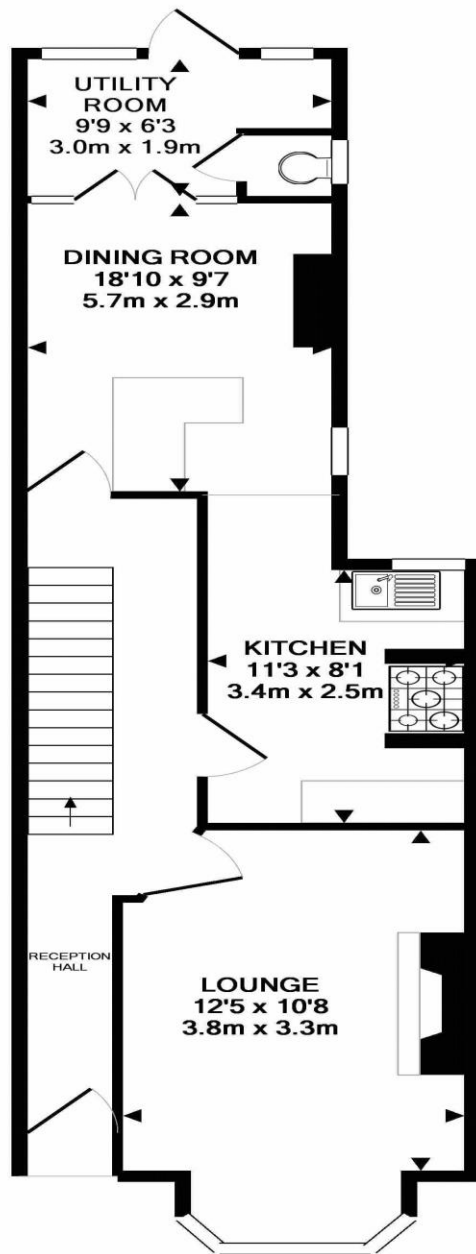
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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)



02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 | c

82 | B

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