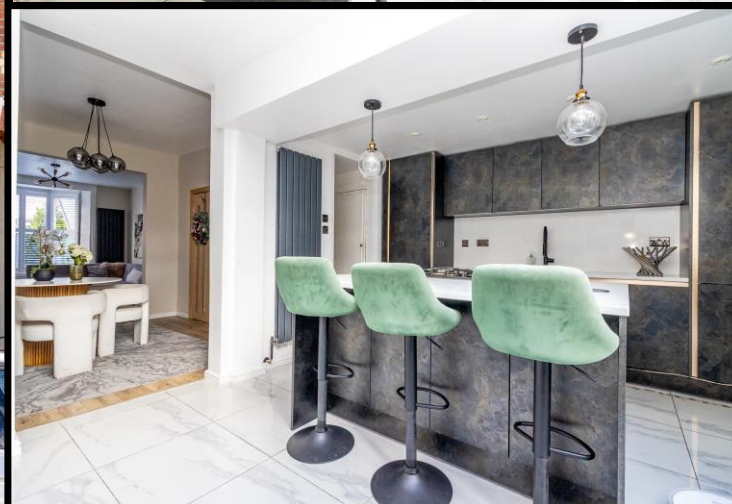
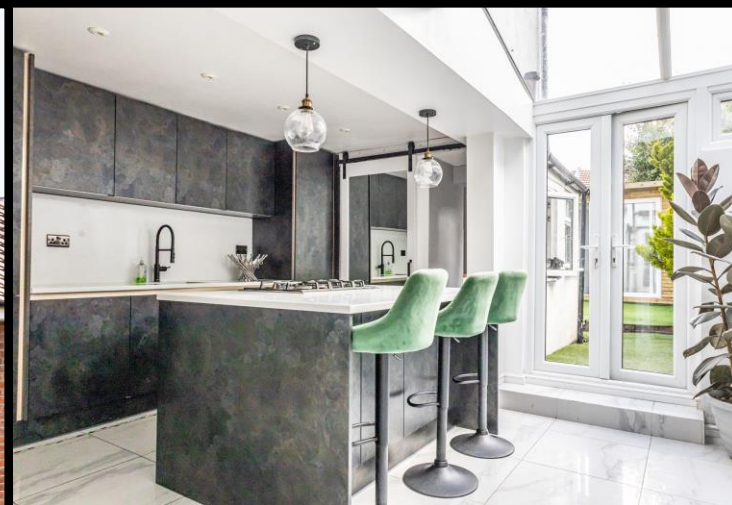




FOR SALE

£400,000

35 Duncan Road,
Southsea, PO5 2QU.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This beautifully presented three-bedroom, bay & forecourt terraced home is set in one of Southsea's most requested pockets, just moments from the vibrant mix of shops, cafés, bars and restaurants of Albert Road, as well as the historic Kings Theatre. Situated on Duncan Road, this much-loved family property has been carefully updated and thoughtfully reconfigured by the current owners, creating a modern home that blends stylish living with everyday practicality. The ground floor offers a light and welcoming open-plan lounge and dining space, ideal for both relaxing evenings and entertaining guests. This flows seamlessly into a sleek, contemporary kitchen/breakfast room, complete with plenty of workspace and double doors opening out onto the garden, filling the room with natural light. To the rear, you'll also find a handy utility space and downstairs W.C., adding real convenience to the layout. On the first floor, the home continues to impress with a smartly fitted family bathroom suite and three well-proportioned bedrooms. The standout is the master bedroom, which not only offers generous space but also the luxury of its own walk-in wardrobe room, an enviable touch rarely found in similar properties. Externally, the property enjoys a charming rear garden, complemented by a large summerhouse/workshop with power and lighting – currently set up as a playroom but versatile enough to be a home office, gym or creative studio. In our opinion, this is a wonderful opportunity to secure a stylish family home in a prime Southsea location, and one that truly must be viewed to be appreciated. For further details or to arrange an appointment, please contact the Lawson Rose sales office today.

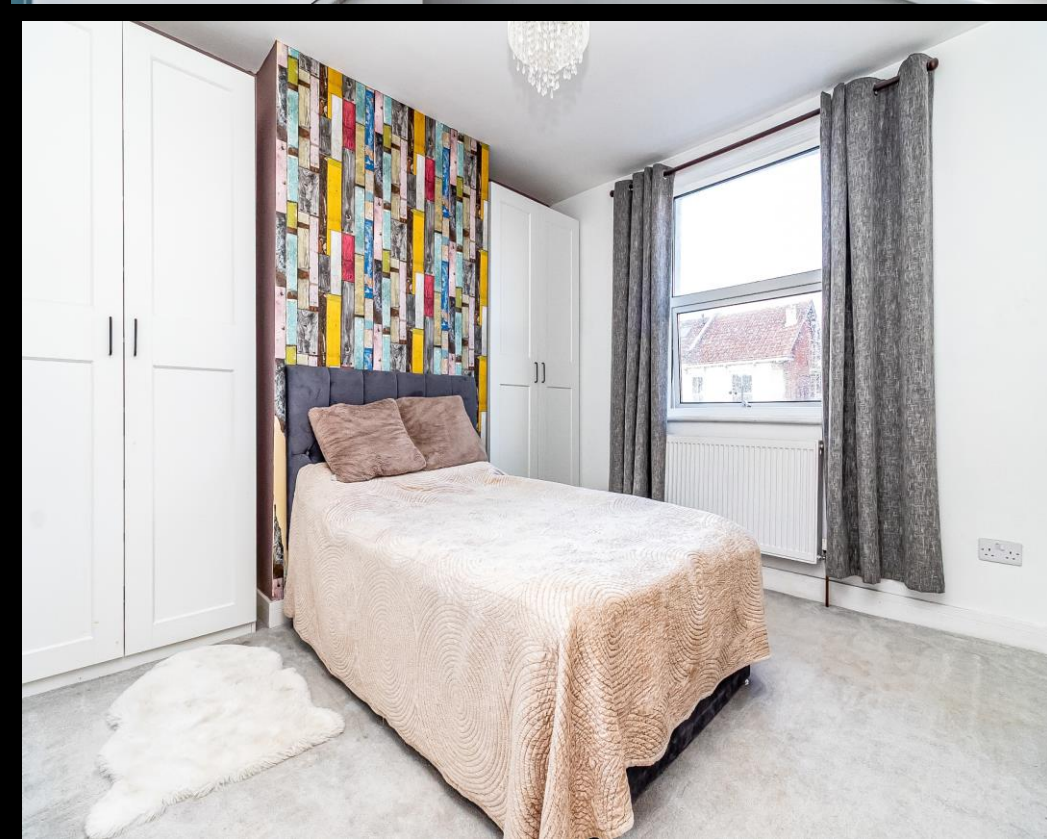
Material Information:

- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

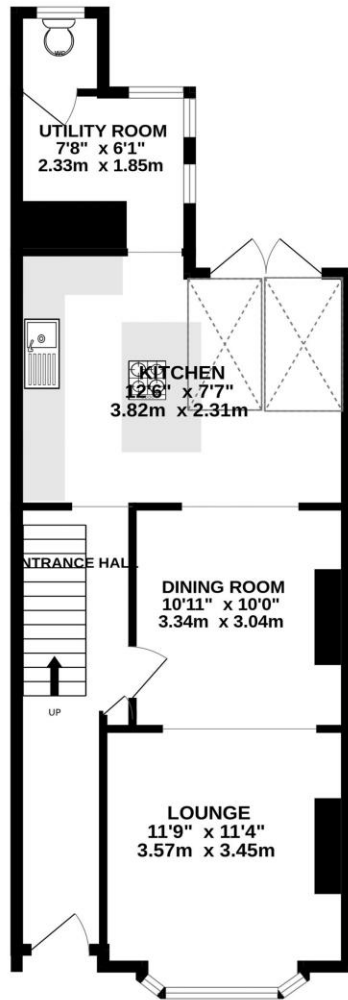


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

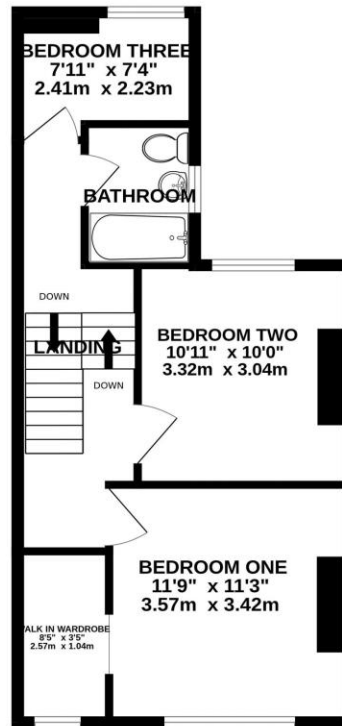




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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