



FOR SALE

£270,000

16C Boulton Road,
Southsea, PO5 1NT.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Built in 2000, this stylish terraced home is perfectly positioned just moments from Southsea's vibrant bars, restaurants and the iconic Kings Theatre—an ideal spot for first-time buyers or a growing family. Set on the popular Boulton Road, the property welcomes you with a bright hallway leading to a fitted kitchen at the front, a handy downstairs W.C., and generous under-stair storage. At the heart of the home lies a spacious, light-filled living and dining area, complete with doors that open directly onto a sizeable, low-maintenance rear garden—perfect for entertaining or relaxing outdoors. Upstairs you'll find two well-proportioned double bedrooms, each with built-in wardrobes, along with a contemporary fitted bathroom suite.

The homeowners have been very happy here and only looking to move to be closer to family. In our opinion, this is an excellent opportunity to secure a superb Southsea home. We highly recommend

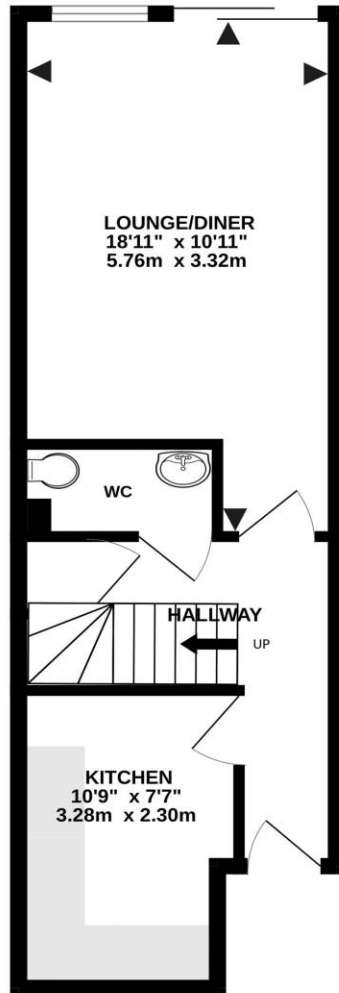
Material Information:

- 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)

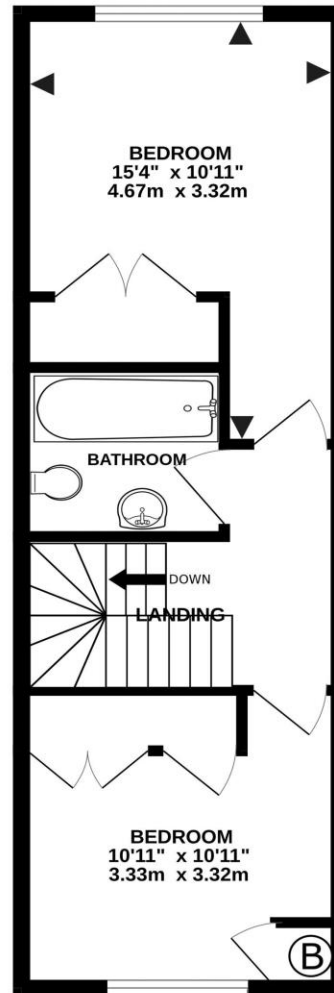




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	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.



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

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