



FOR SALE

Offers in Excess of £400,000

77 Lawrence Road,
Southsea, PO5 1NX.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

A truly impressive, traditional double-bay and forecourt terraced home, beautifully presented and brimming with character. Behind its handsome brick façade you'll find a wealth of original period features – from elegant ceiling roses and decorative coving to rich solid wood floors – all seamlessly combined with thoughtful modern touches. Perfectly positioned just moments from the lively amenities of Albert Road, this home offers far more than first meets the eye, including two stylish bathrooms and a sun-soaked westerly facing rear garden. Step inside the welcoming entrance hall and discover a bright, inviting lounge complemented by a cosy snug – ideal for relaxing evenings or a quiet reading nook. There's convenient side access too, with a sheltered area currently used as a handy bike store. At the heart of the home lies a fully fitted kitchen/dining space, where a striking vaulted ceiling crowns the dining area. French doors spill natural light across the room and open effortlessly onto the private rear garden – a perfect setting for entertaining or enjoying long summer evenings. The first floor hosts a sleek shower room and two well-proportioned bedrooms, while a further staircase rises to the top floor. Here you'll find a spacious master bedroom and a beautifully appointed bathroom complete with a statement claw-foot bath, creating a luxurious retreat. Outside, the property boasts a fully enclosed garden, framed by timber fencing and a classic brick wall, offering both privacy and charm. This remarkable home effortlessly blends traditional character with modern comfort. An internal viewing is highly recommended to truly appreciate all it has to offer – contact Lawson Rose today to arrange your appointment.

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, 02 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)

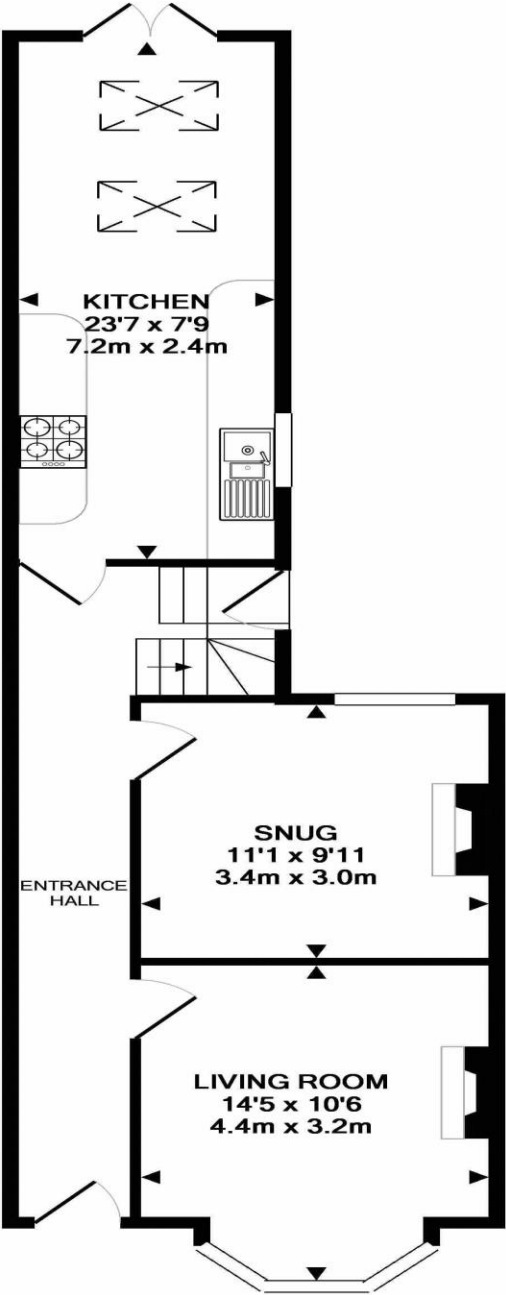


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

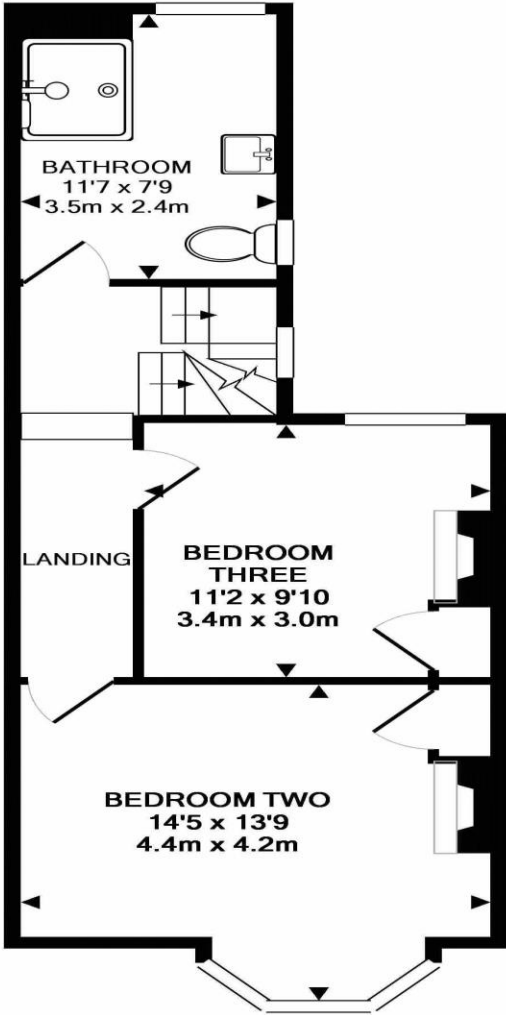




Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

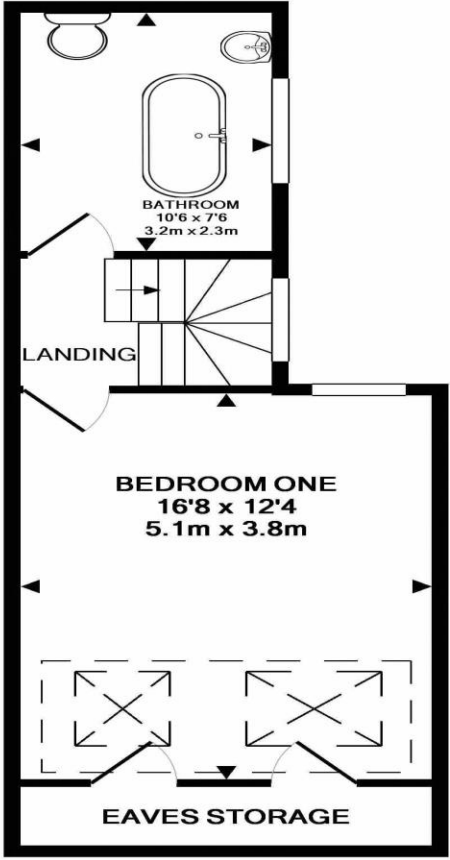


GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1385 SQ.FT. (128.6 SQ.M.)

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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2ND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)