



FOR SALE

£265,000

87 Brompton Road,
Southsea, PO4 9AJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Stylish, Spacious & Perfect for First-Time Buyers Set on the ever-popular Brompton Road, this beautifully presented terraced home could make the ideal first purchase. Perfectly positioned close to the bustling shops, cafés and bars of Albert Road, the property blends charm, practicality and modern living throughout. Stepping inside, you're greeted by a light and airy open-plan lounge/dining area complete with a cosy log burner — perfect for those cooler evenings. Clever sliding doors give the option to keep the space open and sociable or create two separate, more intimate rooms. From the dining area, a sleek and well-designed fitted kitchen looks out across the impressive west-facing garden. The garden itself is a real highlight: unusually large for the city and beautifully arranged with mature flower borders, a decked entertaining area, and a generous lawn.

To the rear, a substantial store/workshop — currently set up as a gym — offers versatility for hobbies or storage. Upstairs, the home continues to impress with two spacious double bedrooms and a bright, well-proportioned bathroom suite. Additional benefits include double glazing and gas central heating, ensuring comfort all year round. This is a home that truly needs to be seen to be fully appreciated. To arrange your viewing or to find out more, please contact the friendly team at 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)

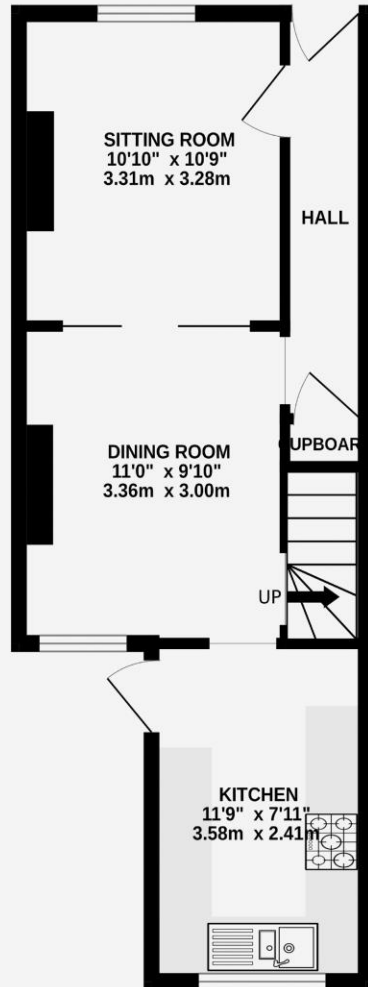


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GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 63 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.

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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