



# FOR SALE

## £290,000

5 Addison Road,  
Southsea, PO4 0DZ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This stunning period home, brimming with character and charm, is tucked away in a sought-after pocket of PO4 — perfectly positioned between Albert Road and Fratton Station, and close to a range of local amenities. Set across three split-level floors, this versatile property could make an ideal first-time or family home. Situated on Addison Road in Southsea, the house welcomes you into a beautifully presented open-plan living space that flows effortlessly into a bright, extended kitchen/breakfast room. With its striking glass-roof ceiling and double doors opening onto the enclosed, south-facing rear garden, it's a wonderful space for both everyday living and entertaining. Upstairs, the first floor features access to a unique south-facing balcony — the perfect spot to enjoy a morning coffee — along with a stunning, spacious four-piece bathroom suite. Moving further through the property are two generous, characterful double bedrooms, each offering a warm and welcoming feel. Additional benefits include double glazing, gas central heating, a handy downstairs W.C, and a large store/workshop at the rear of the garden — ideal for hobbies or extra storage. A truly charming home that blends period style with modern comfort, this is one that really needs to be seen to be fully appreciated. For further information or to arrange your viewing, please 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



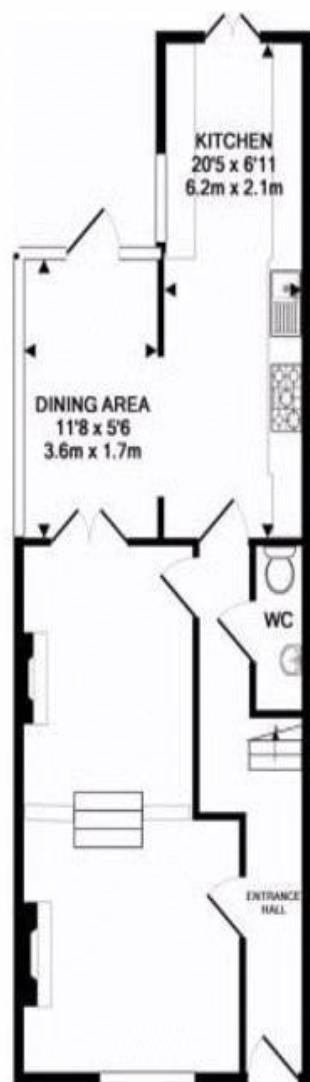
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**







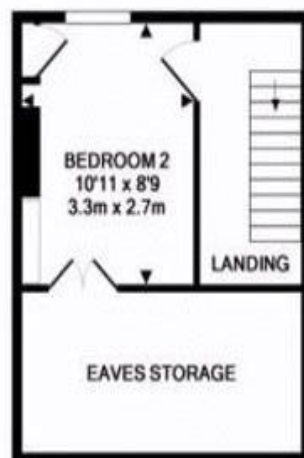




GROUND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.2 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.