



FOR SALE

Offers in Excess of £260,000

72 Suffolk Road,
Southsea, PO4 8EJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This charming and well-proportioned three-bedroom, bay & forecourt property is ideally located close to local amenities in Milton and within easy reach of Bransbury Park. Nestled on Suffolk Road in Southsea, the home offers a spacious living room featuring a large bay window and a classic fireplace, creating a bright and welcoming atmosphere. A secondary reception room serves perfectly as a formal dining area, while to the rear of the property sits a modern, stylishly fitted kitchen with views overlooking the generous, enclosed rear garden — ideal for relaxing or entertaining. Upstairs, the accommodation provides three well-sized bedrooms complemented by a contemporary family bathroom suite. In our opinion, this property would make a fantastic first-time or family home. We highly recommend arranging an internal viewing to fully appreciate all that this delightful home has to offer. For further information or to schedule a visit, 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)

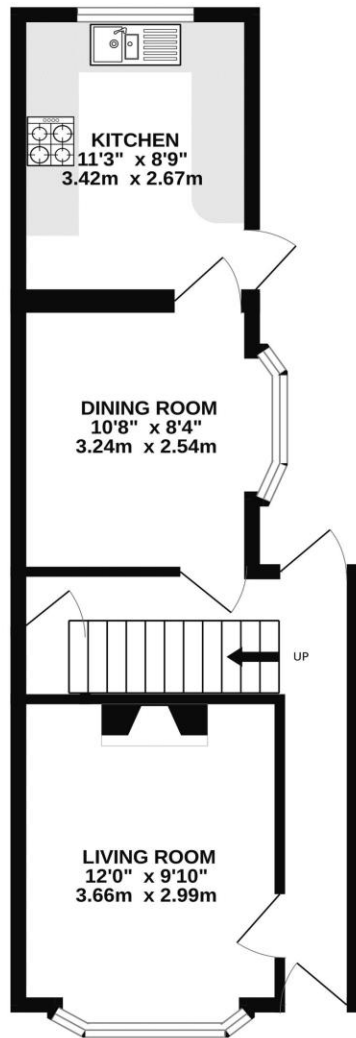


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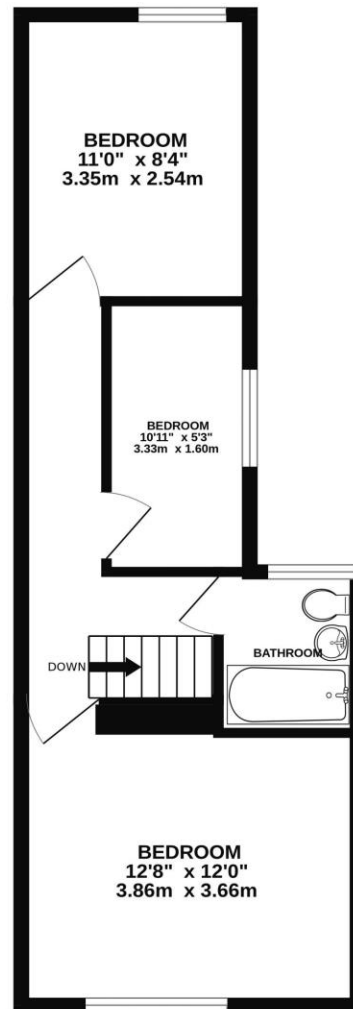




GROUND FLOOR



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 is given 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.