



FOR SALE

£240,000

85 Reginald Road,
Southsea, PO4 9HL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This charming and extended two-bedroom terraced home, tucked away in a sought-after pocket of Southsea, could make for the perfect first-time purchase. Situated on Reginald Road, the property offers a bright and welcoming living room with a large bay window, plus a versatile second reception room — ideal as a dining space — complete with handy understairs storage. To the rear, there's a fitted bathroom suite and a spacious, extended kitchen, featuring sliding doors that open out onto a lovely enclosed, south-facing garden — a great spot to relax or entertain.

Upstairs, the home continues to impress with two generous double bedrooms, one boasting a large built-in wardrobe. A fantastic opportunity, in our opinion, and one not to be missed! For more 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: 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)



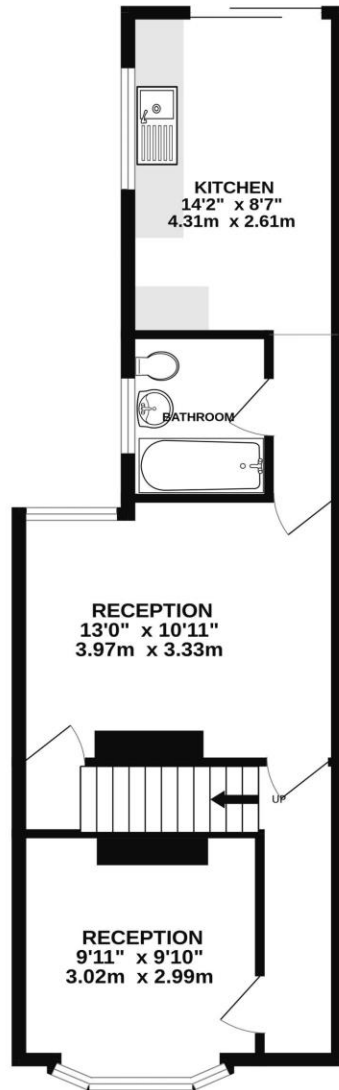
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

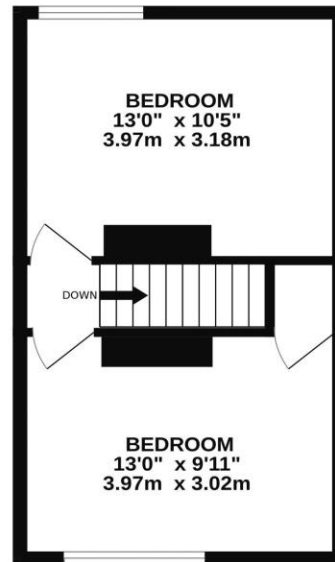




GROUND FLOOR



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 as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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.