



FOR SALE

£385,000

22 Canterbury Road,
Southsea, PO4 9AZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This exceptional double bay & forecourt property, set along the highly sought-after Canterbury Road in Southsea, has been tastefully updated and extensively modernised by the current homeowner, creating a truly standout residence that is immaculately presented throughout. From the moment you step inside, the attention to detail is undeniable. The elegant living room is sleek and stylish, featuring a large bay window that fills the space with natural light, complemented by an ornate ceiling rose for added character. A second reception room offers flexibility — ideal as a family room, home office, or formal dining space. At the rear, the impressive kitchen/breakfast room forms the heart of the home. Beautifully designed with contemporary finishes, it opens via double doors onto a stunning, landscaped south-facing garden — complete with raised decking, a lawned area, and a shingled patio, perfect for relaxing or entertaining in the sunshine. Conveniently, there is also a modern downstairs W.C and utility space under stairs adding further practicality for family living. Upstairs, the home continues to impress with three generously sized double bedrooms and a modern, stylish bathroom suite. The principal bedroom enjoys another large bay window, enhancing the sense of space and light. A superb opportunity to secure a remarkable family home in a prime Southsea location, offered with no forward chain. An internal viewing is highly recommended to fully appreciate all that this outstanding property has to offer. For further details or to arrange a viewing, 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

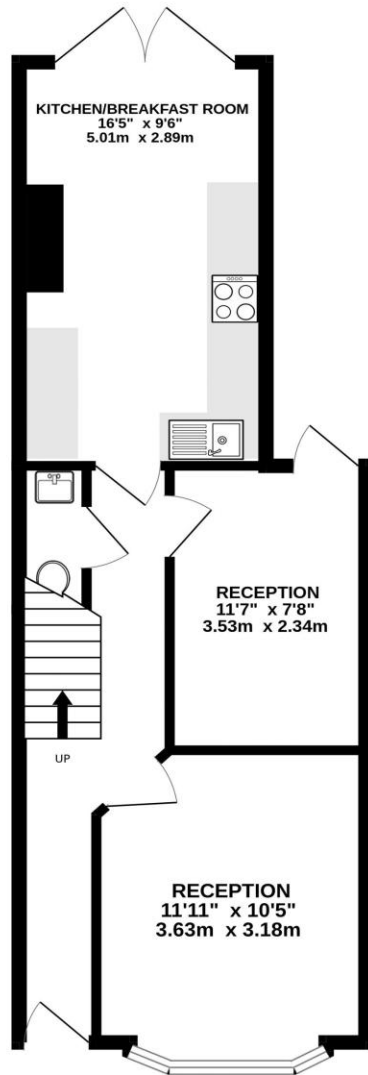


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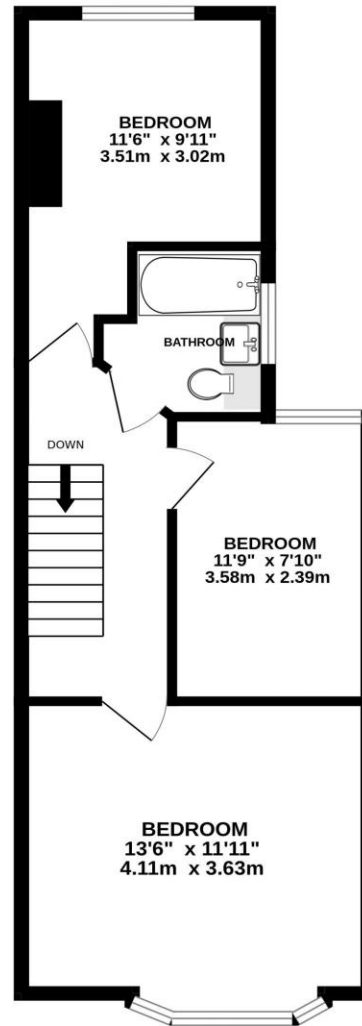




GROUND FLOOR



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 as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	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.