



FOR SALE

£750,000

5 Andover Road
Southsea, PO4 9QG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

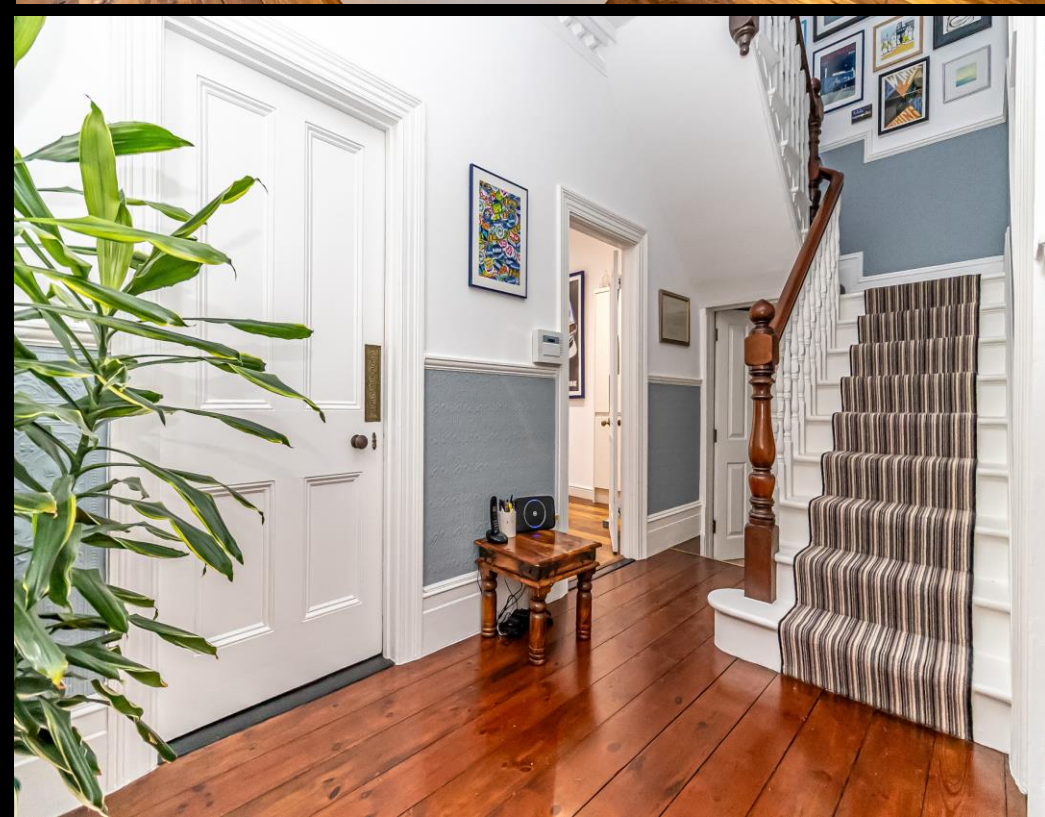
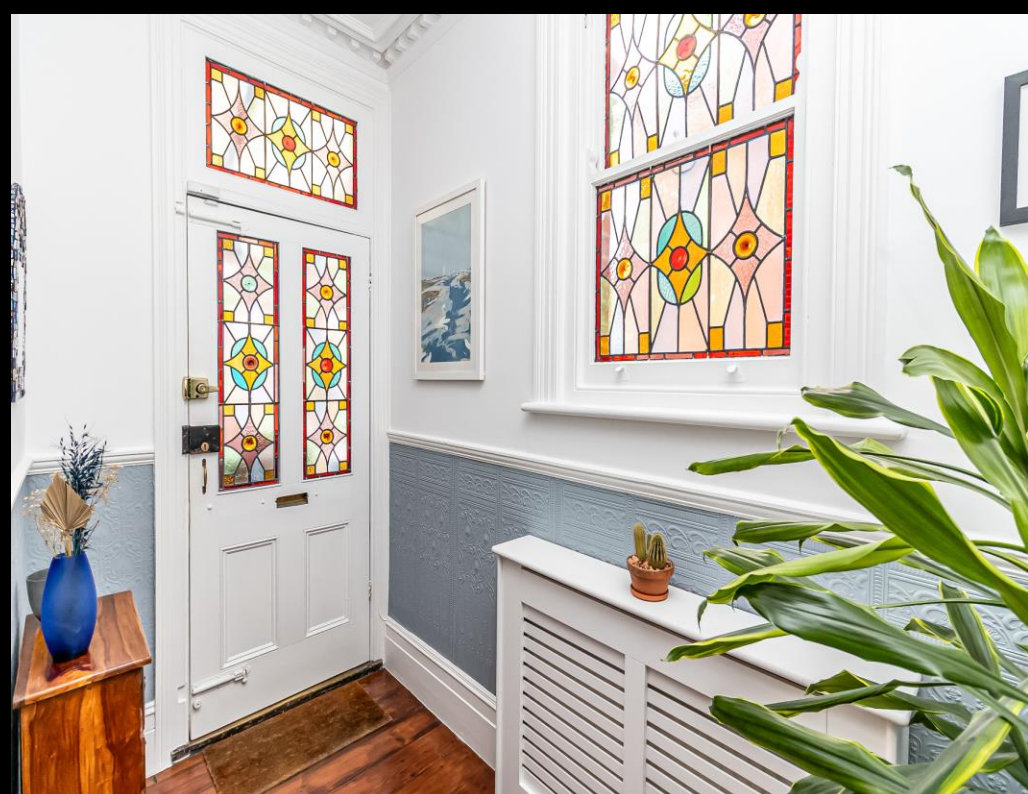
This stunning, extended semi-detached home on the highly requested Andover Road sits just moments from local amenities, Canoe Lake, and the seafront. Beautifully presented throughout, this elegant period property offers stylish living accommodation across three impressive floors — and the rare advantage of a private driveway providing valuable off-road parking at the front. Blending timeless character and original features with modern design and comfort, the attention to detail is evident the moment you step inside. The welcoming hallway leads to a beautifully bright living room, complete with a large bay window, ornate ceiling rose, and a charming feature fireplace. The second reception room, currently used as a sleek games space, provides great versatility — ideal as a home office, snug, or playroom depending on your needs. At the heart of the home lies the stunning contemporary kitchen, which opens seamlessly into an extended dining area bathed in natural light from the Velux windows and striking bi-folding doors. This sociable space overlooks the elegant, mature city garden, designed to create a sense of calm and escape from the bustle beyond. Off the kitchen, a separate utility/W.C. adds welcome practicality to the layout. Upstairs, the first floor hosts three generous double bedrooms, each full of character and charm. The principal bedroom benefits from a range of fitted wardrobes, while another bedroom offers a walk-in wardrobe and access to the modern fitted bathroom suite. An additional shower room off the impressive landing completes this level. The basement level is another standout feature — beautifully converted and currently used as an office, though it could easily serve as a gym, hobby room, or additional guest space. Additional benefits include gas central heating, double glazing, side pedestrian access to the garden, and an electric car charging point by the driveway. A home that truly must be seen to be appreciated — contact the Lawson Rose Sales Office today to arrange your viewing of this exceptional Southsea residence.

Material Information:

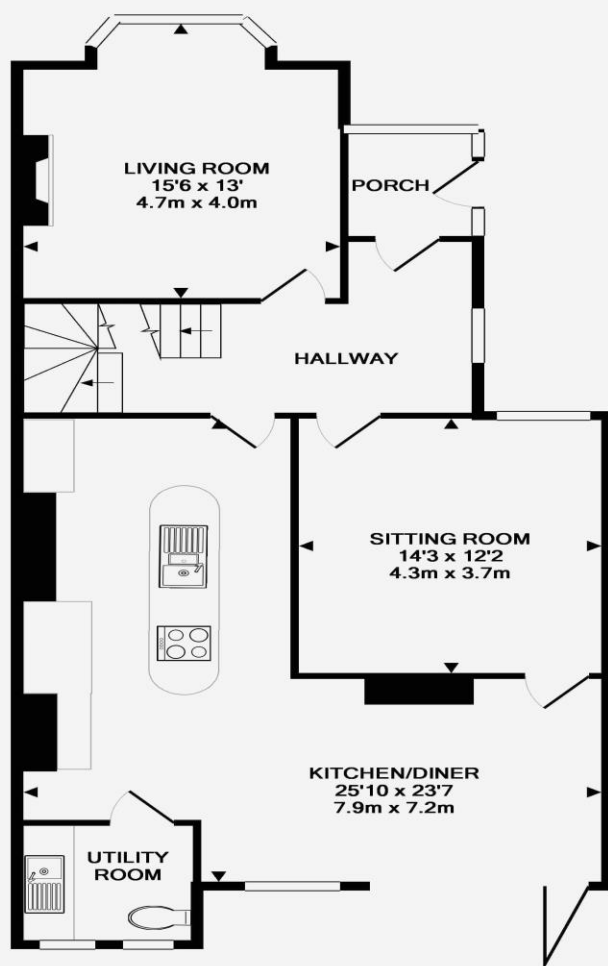
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Driveway/ Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



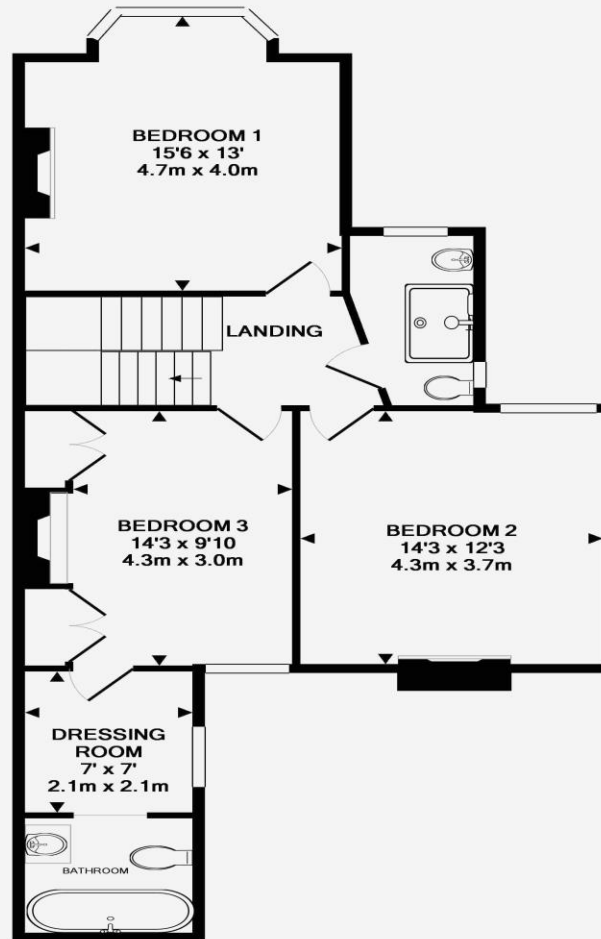
02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS



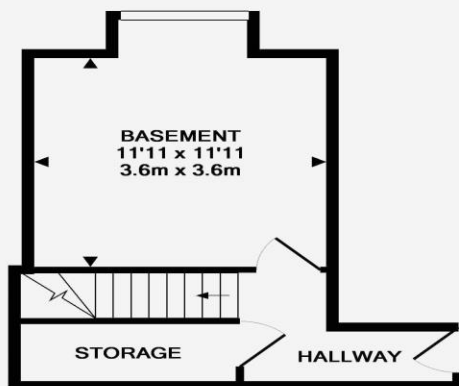




GROUND FLOOR
APPROX. FLOOR
AREA 940 SQ. FT.
(87.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 746 SQ. FT.
(69.3 SQ. M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 247 SQ. FT.
(23.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1933 SQ. FT. (179.6 SQ. M.)

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.