



FOR SALE

Guide Price £400,000

28 Lawrence Road,
Southsea, PO5 1NY.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

No Forward Chain! This beautifully presented, four-bedroom, double bay & forecourt property is ideally situated on Lawrence Road, just moments from the ever-popular Albert Road with its array of local amenities, independent shops, and restaurants — making it a superb opportunity for those seeking a stylish and spacious family home in the heart of Southsea. Having been tastefully updated and modernised in recent years, the home effortlessly blends period charm with contemporary finishes throughout. Upon entering, the welcoming hallway leads to a bright and generously sized living room, complete with a large bay window that floods the space with natural light. A second reception room offers a perfect setting for a formal dining area, home office, or additional family space, depending on your needs. To the rear of the property sits a stunning, modern kitchen/breakfast room, fitted with sleek units and ample countertop space — an ideal area for everyday family living or entertaining guests. Beyond the kitchen, a useful utility area provides additional storage and practicality, along with access to a ground-floor W.C and the rear garden. Outside, the well-kept, low-maintenance 32ft enclosed garden offers the perfect spot for relaxing or socialising in the warmer months. Upstairs, the first floor continues to impress, providing four well-proportioned bedrooms and a contemporary family bathroom suite. The principal bedroom further benefits from its own en-suite shower room, creating a comfortable and private retreat. Further benefits include double glazing, gas central heating and a cellar perfect for storage. A rare find in such a central and sought-after location, this wonderful Southsea home offers space, style, and convenience in equal measure. We highly recommend arranging an internal viewing to fully appreciate all it has to offer. For more information or to book your appointment, please contact the Lawson Rose Sales Office today.

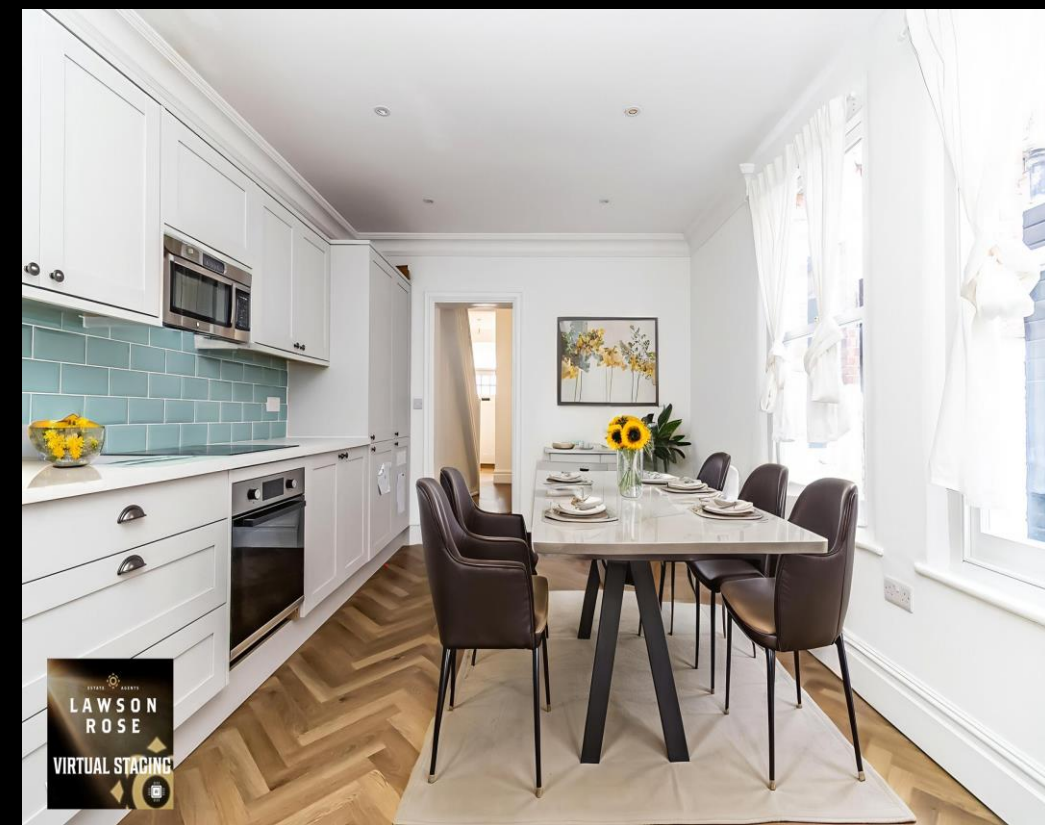
Material Information:

- 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)



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

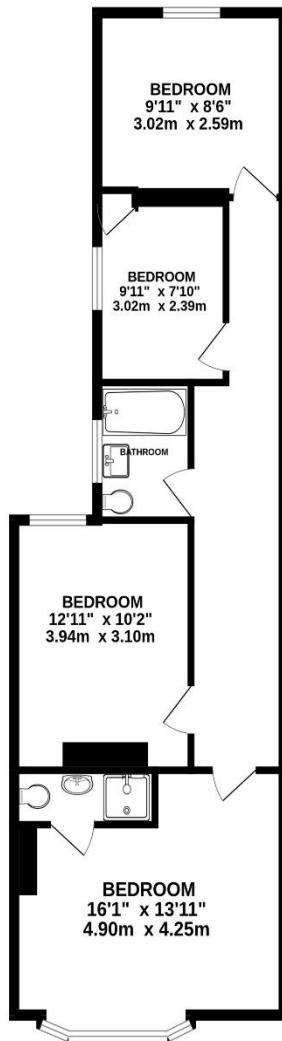
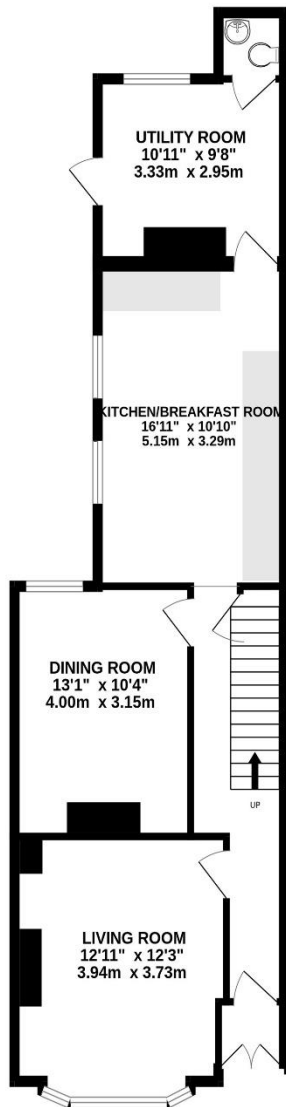
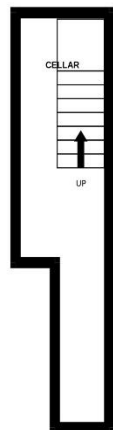




BASEMENT

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