



FOR SALE

£355,000

76 Carisbrooke Road,
Southsea, PO4 8RG.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish and beautifully presented home sits just a stone's throw from the leafy surroundings of Milton Park, offering an enticing blend of charming original features, period character, and comfortable modern living. A fantastic opportunity for both first-time buyers and families alike, this property exudes warmth and personality from the moment you step through the door. The welcoming hallway sets an elegant tone, guiding you into a wonderfully bright and airy living room. Here, a generous bay window floods the space with natural light, complemented by a feature fireplace and an ornate ceiling rose that enhance the room's timeless appeal. Beyond this, a second spacious reception room provides the perfect setting for formal dining or entertaining, with direct access into a useful lean-to/conservatory area currently set up as a utility space. At the rear of the property lies a sleek, stylish, and modern kitchen—thoughtfully designed and well presented—offering access out to the well-kept, low-maintenance rear garden. Stretching approximately 47ft, the garden is an impressive size for the area and benefits from rear pedestrian access, making it ideal for families, gardeners, or those who enjoy outdoor hosting. Upstairs, the first floor continues to impress with a contemporary fitted bathroom suite and three generously proportioned rooms. The main bedroom is accessed via a versatile adjoining room currently used as a dressing room/walk-in wardrobe. Each of the additional bedrooms has its own unique charm, with two featuring attractive original fireplaces and built-in wardrobes that celebrate the home's period origins. With its characterful touches, smart layout, and enviable location close to local green spaces and amenities, this is a property that truly needs to be seen to be fully appreciated. We highly recommend arranging an internal viewing to experience everything it has to offer. For further information or to book an 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)

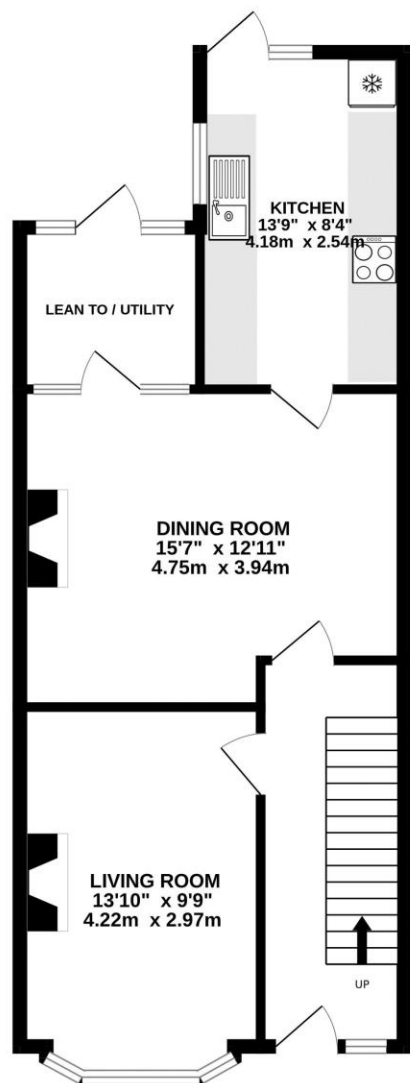


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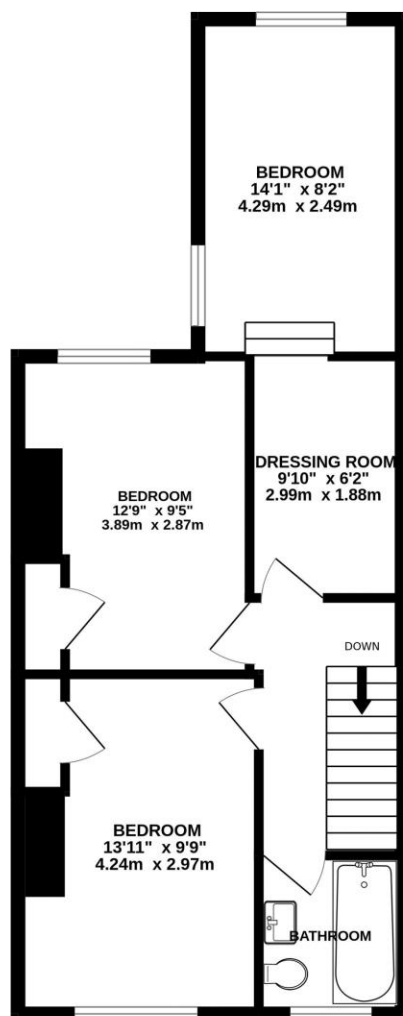




GROUND FLOOR



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		
69-80	C	69 C	80 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.