



# FOR SALE

## £375,000

35 Crofton Road, Milton,  
Southsea, PO4 8NX.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This stylish and well-presented three-bedroom terraced home boasts the rare advantage of a driveway providing off-road parking for multiple vehicles — a real bonus in this popular residential pocket of Milton. Situated on Crofton Road, the property offers a fantastic layout ideal for modern family living. Upon entry, a bright and airy hallway leads through to a beautifully finished living room, complemented by a sleek, contemporary open-plan kitchen/dining area. This sociable space is perfect for entertaining and flows effortlessly into the rear extension — a delightful additional living area that overlooks the generous back garden. With its bi-folding doors, the room creates a superb indoor–outdoor connection, ideal for summer gatherings or relaxing evenings at home. The garden itself is a great size, designed to be low-maintenance, and features a substantial outbuilding that offers excellent versatility. Whether you're looking for a home office, gym, workshop or studio, this space provides fantastic potential. There is also shared side pedestrian access, making it ideal for storing bikes, bins, or gardening equipment. On the first floor, the property offers three well-proportioned bedrooms — two generous doubles and a smaller third — along with a modern and stylish bathroom suite, separate shower room, and an additional W.C. The home is double glazed and gas centrally heated throughout. With so much on offer, we highly recommend arranging an internal viewing to fully appreciate the space, style, and flexibility this home provides. For further details or to book a viewing, please contact the Lawson Rose sales team today

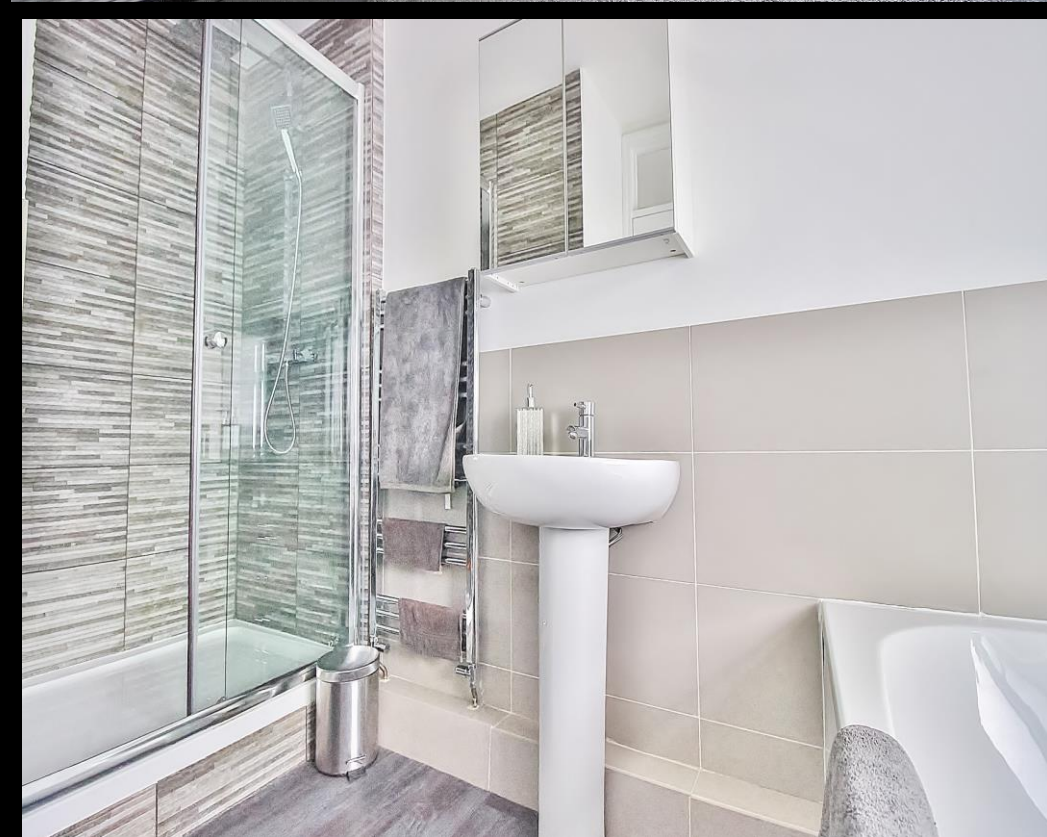
### Material Information:

- 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.
- Parking: Driveway / Off Road Parking & ON Street On Parking.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

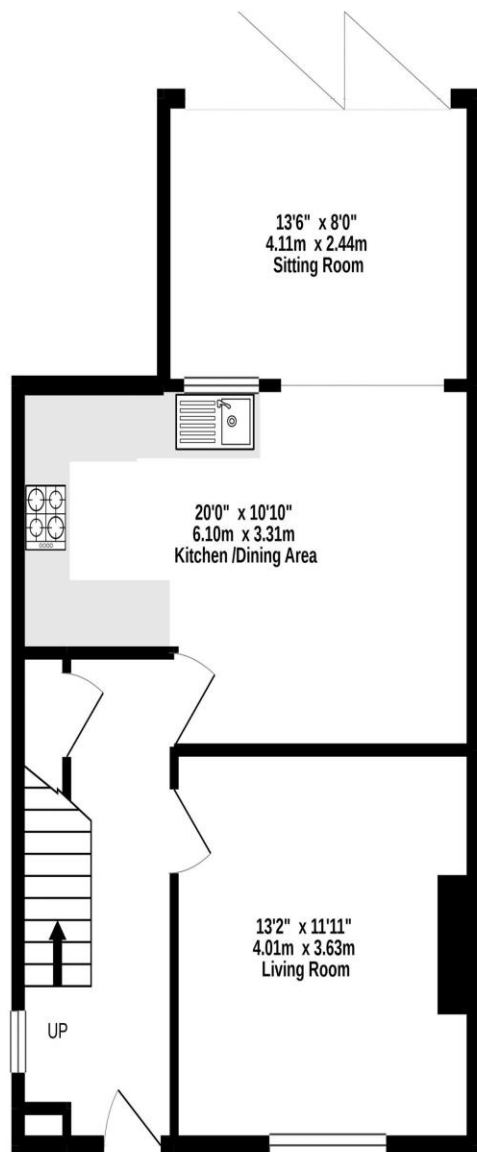


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

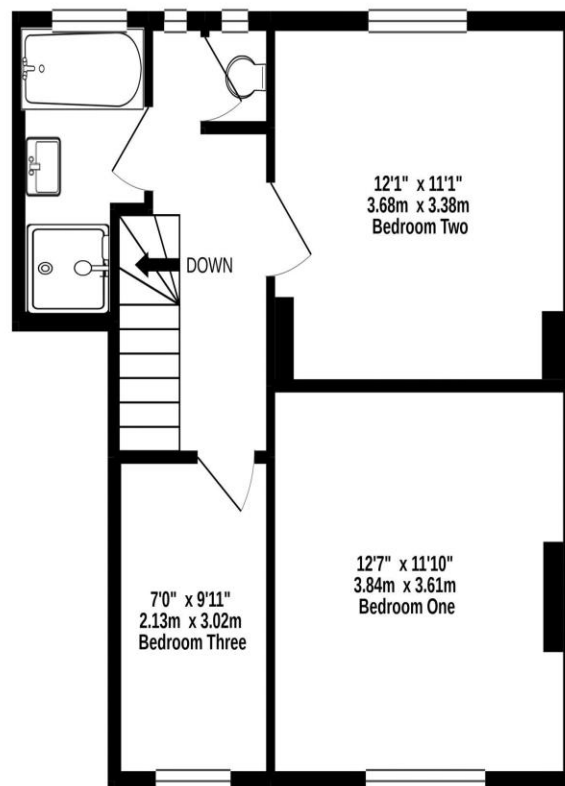




## GROUND FLOOR



## 1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   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.

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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