



FOR SALE
Offers in Excess of £300,000

77 Prince Albert Road,
Southsea, PO4 9HT.

Tenure: Freehold

ESTATE AGENTS
LAWSON ROSE

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This deceptively spacious three-bedroom bay and forecourt property is beautifully presented throughout and offers an excellent opportunity for first-time buyers, growing families or those seeking a stylish home in a popular Southsea location. Situated on the ever-requested Prince Albert Road, the accommodation

begins with a bright and airy open-plan lounge and dining area — a superb social space, perfect for entertaining guests or relaxing with family. The layout flows seamlessly into a modern, stylish open-plan kitchen/breakfast room, which enjoys attractive views over the well-maintained, recently updated enclosed rear garden, creating a wonderful connection between indoor and outdoor living. Upstairs, the first floor provides three well-proportioned bedrooms, all offering flexible use for family life, guests or home working,

along with a contemporary fitted family bathroom suite finished to a high standard. Further benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency all year round.

In our opinion, this is a fantastic home that combines space, style and location, and we strongly recommend an internal viewing to fully appreciate the quality and charm on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today

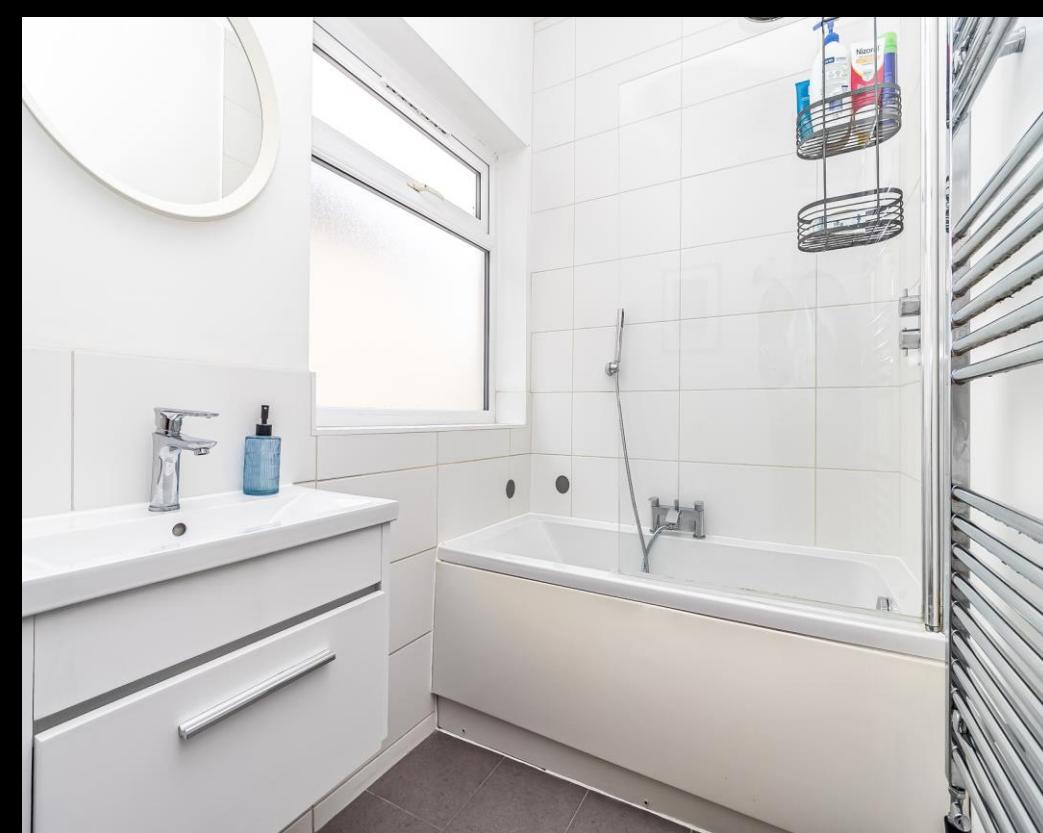
Material Information:

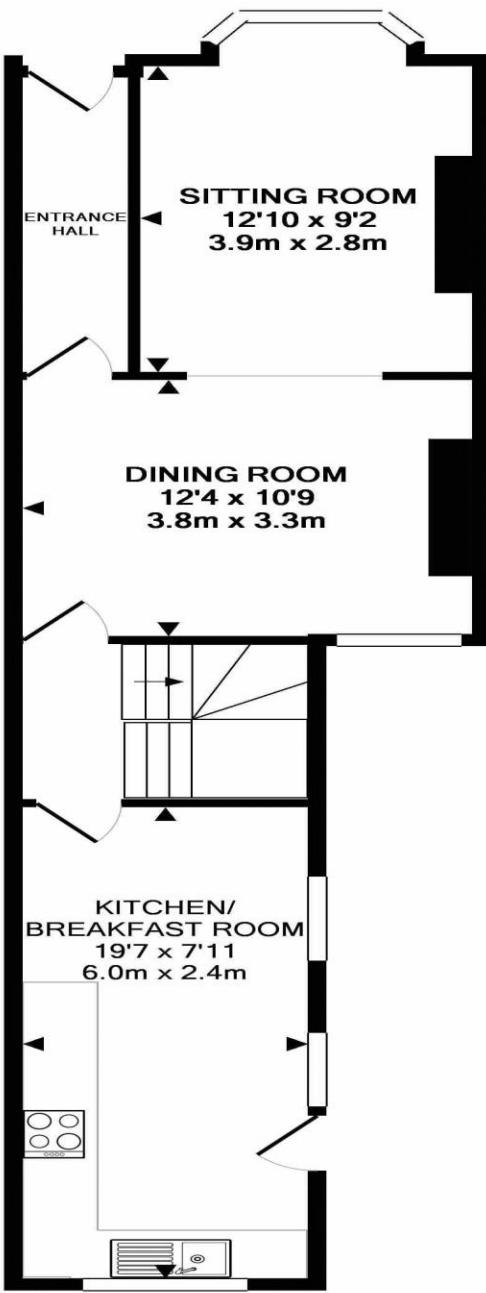
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



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







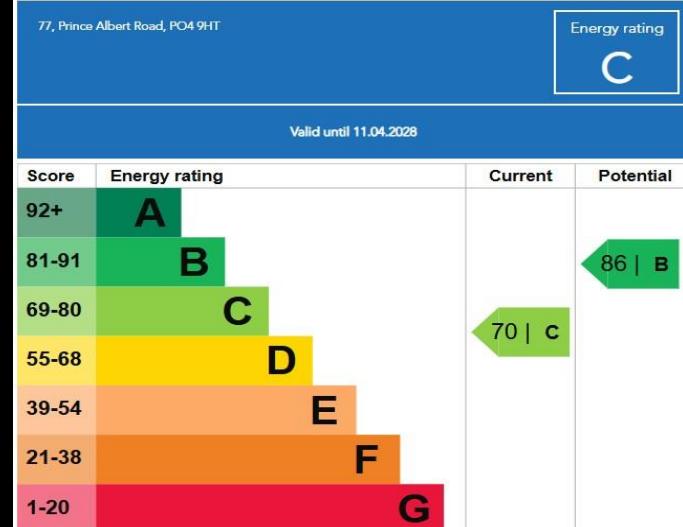
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.