



FOR SALE

£270,000

45 Jessie Road,
Southsea, PO4 0EJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This deceptively spacious three-bedroom, bay and forecourt property on Jessie Road, Southsea, offers generous living space and a fantastic location close to local amenities and Fratton Train Station. Ideal for first-time buyers or those seeking a family home, the property boasts a bright and airy open-plan living and dining area, which flows seamlessly into an extended kitchen/breakfast room. Complete with a Velux window and double doors opening out to the rear garden, this inviting space is perfect for modern living and entertaining.

Upstairs, there are three well-proportioned double bedrooms, with the master featuring a range of built-in wardrobes, plus a stylish family bathroom suite. Outside, the property enjoys a well-kept rear garden, ideal for relaxing or socialising, as well as a useful side lean-to offering excellent additional storage. In our opinion, this is a wonderful opportunity to secure a spacious home in a popular pocket of Southsea. We highly recommend arranging an internal viewing to fully appreciate all it has to offer. For further details or to book a viewing, please contact the Lawson Rose sales team today.

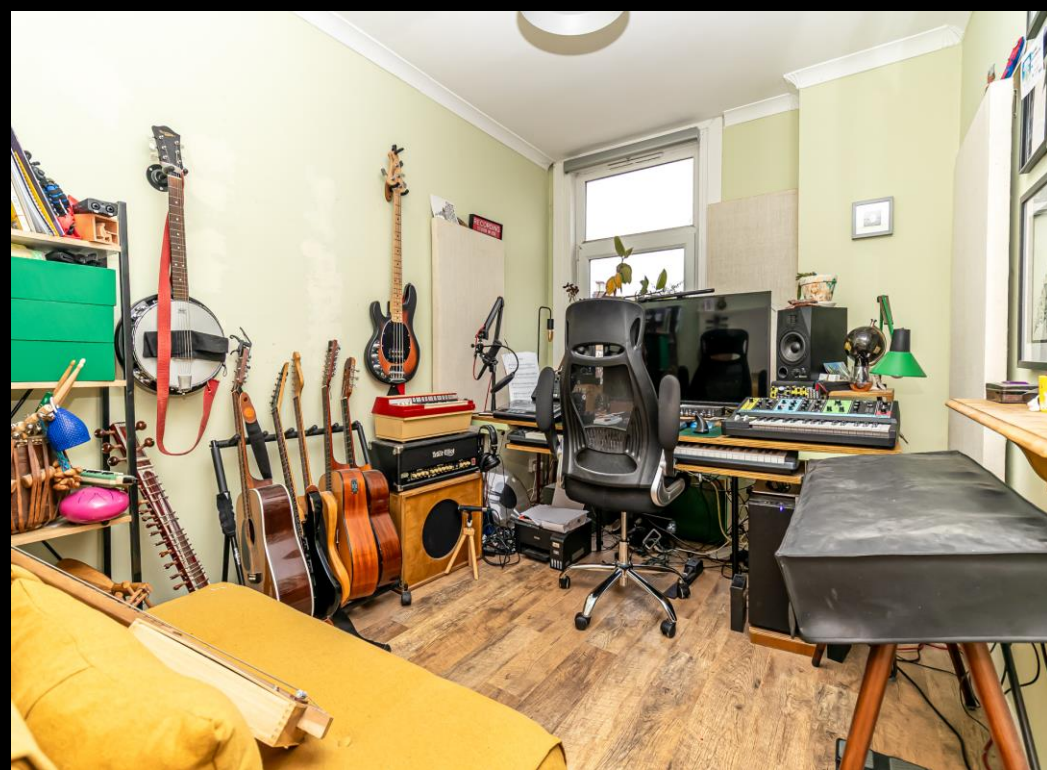
Material Information:

- 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.
- 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)

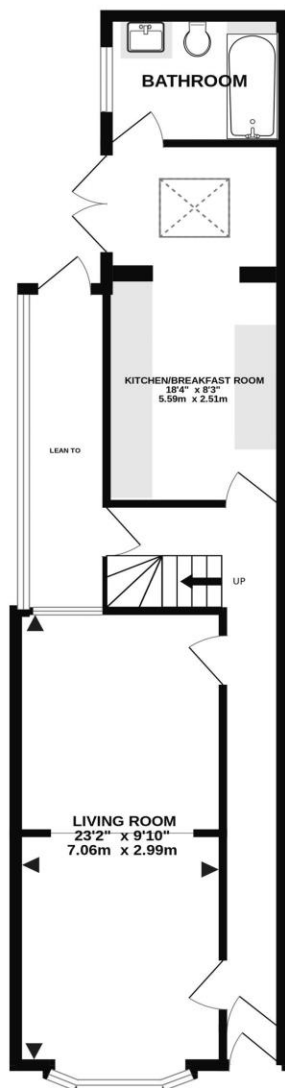


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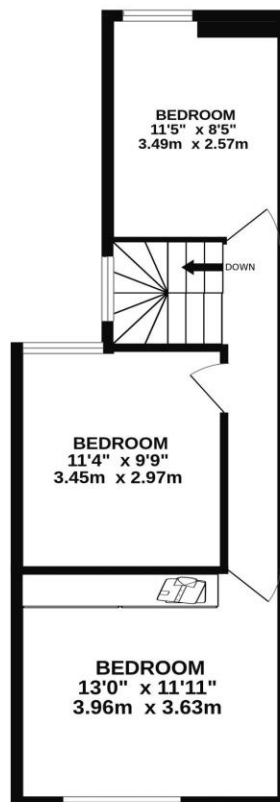




GROUND FLOOR



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		86 B
69-80	C		
55-68	D	60 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.