



FOR SALE

£335,000

3 Winter Road,
Southsea, PO4 9BT.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This immaculately presented, double bay and forecourt property perfectly blends modern style with period charm — a truly inviting Southsea home being offered with no forward chain! Ideally located on Winter Road, moments from local amenities and the open green spaces of Highland Cemetery, this stylish residence offers generous and versatile living throughout. The ground floor features a bright and welcoming living room with a striking bay window and feature fireplace, alongside a secondary reception room — perfect for use as a formal dining space or cosy family room. A handy downstairs W.C. adds practicality to the layout. At the rear of the home lies the true heart of the property — a stunning modern kitchen/breakfast room, beautifully finished and boasting double doors that open into a light-filled conservatory, which overlooks the beautifully maintained, west-facing rear garden — a tranquil retreat ideal for relaxing or entertaining. Upstairs, there are three generous double bedrooms, each full of character, with the master bedroom featuring an original built-in wardrobe. Completing the accommodation is a contemporary fitted shower room finished to a high standard. Further benefits include double glazing, gas central heating, and vacant possession. For more information or to arrange your viewing, contact the Lawson Rose Sales Office today.

Material Information:

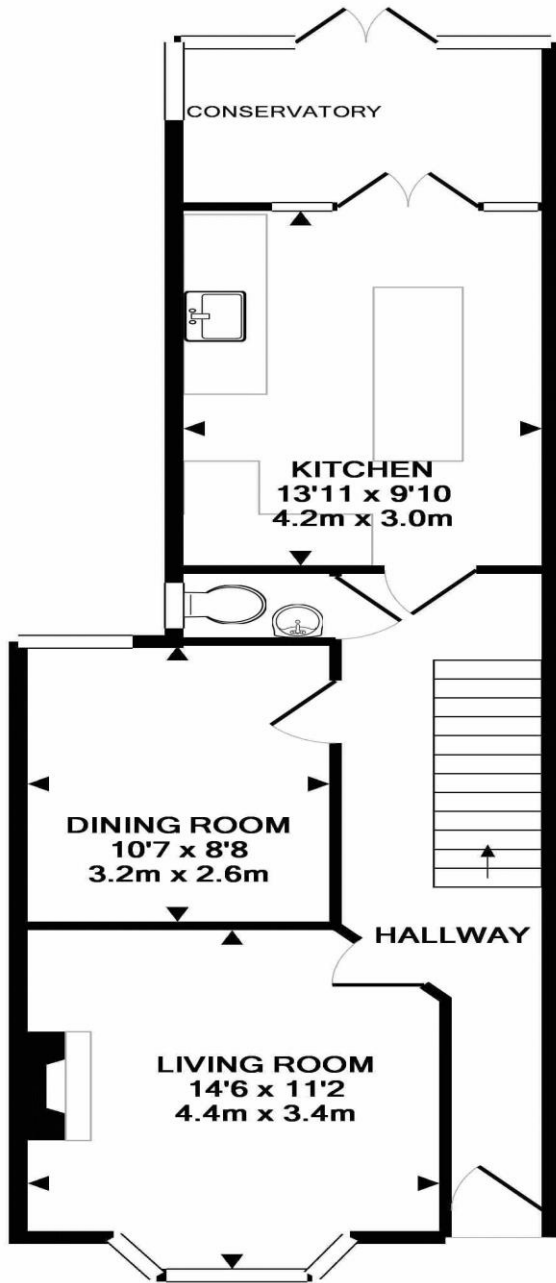
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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)



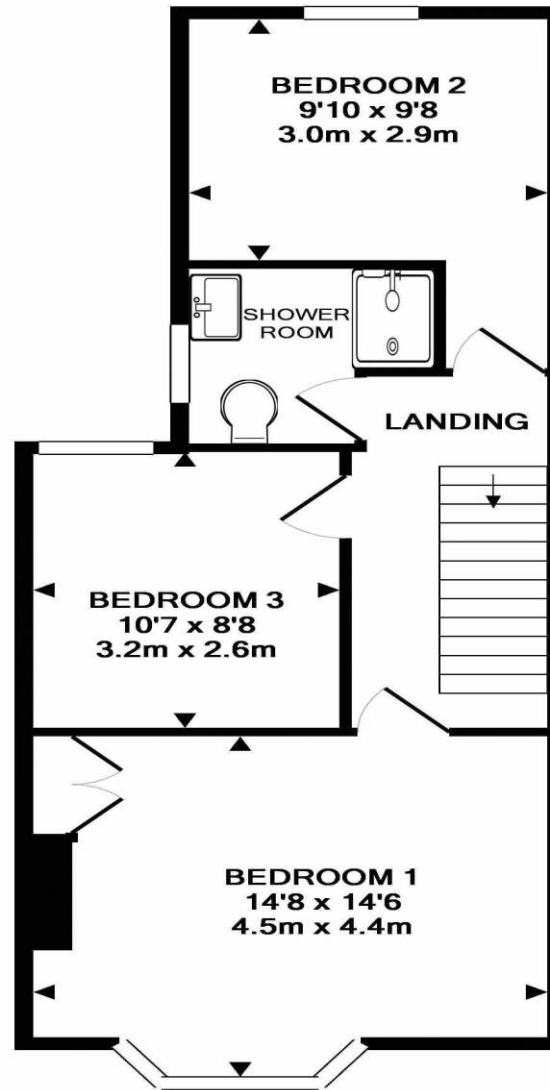
02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS







GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 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 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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