



# FOR SALE

£280,000

106 Brompton Road,  
Southsea, PO4 9AL.

Tenure: Freehold

ESTATE AGENTS  


LAWSON  
ROSE

## PROPERTY DESCRIPTION

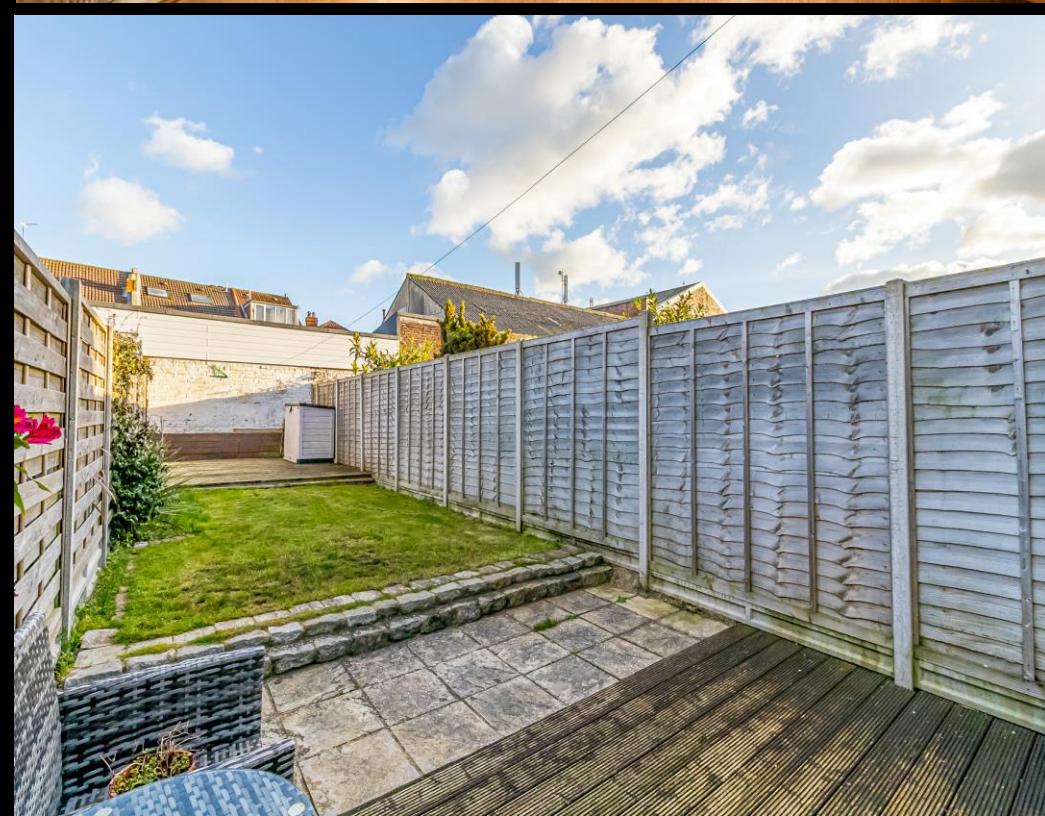
No Forward Chain! This beautifully presented two-bedroom terraced home is tucked away within the highly sought-after cul-de-sac setting of Brompton Road, offering a quiet and appealing position along with the benefits of a generous first-floor bathroom and a versatile loft space. Located in a popular pocket of Southsea, the home immediately impresses with its spacious and stylish living and dining rooms, which, while distinct, flow seamlessly together to create a bright and sociable semi open-plan feel—perfect for entertaining guests or enjoying relaxed evenings at home. Continuing through the property is a modern fitted kitchen, leading into a useful utility or breakfast room. This space is enhanced by sliding doors opening onto the enclosed rear garden, creating a fantastic connection between indoor and outdoor living and providing an ideal setting for summer dining and entertaining. Upstairs, the first floor offers two generously sized double bedrooms alongside a large, contemporary bathroom suite. From the landing, there is access to a versatile loft space fitted with Velux windows, offering excellent flexibility for storage, hobbies, or potential future use (subject to the necessary consents). In our opinion, this is a fantastic opportunity for first-time buyers or those seeking a well-located family home, and we strongly recommend an internal viewing to truly appreciate the space, presentation, and setting this lovely property has to 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> 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](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**





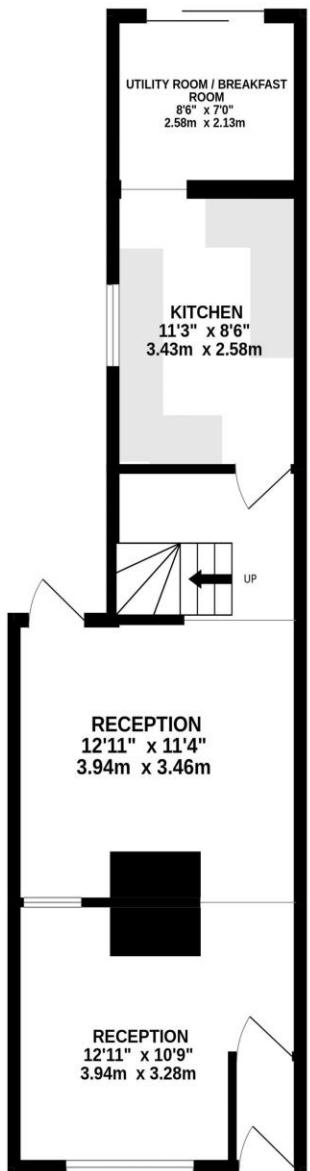
LAWSON  
ROSE  
VIRTUAL STAGING



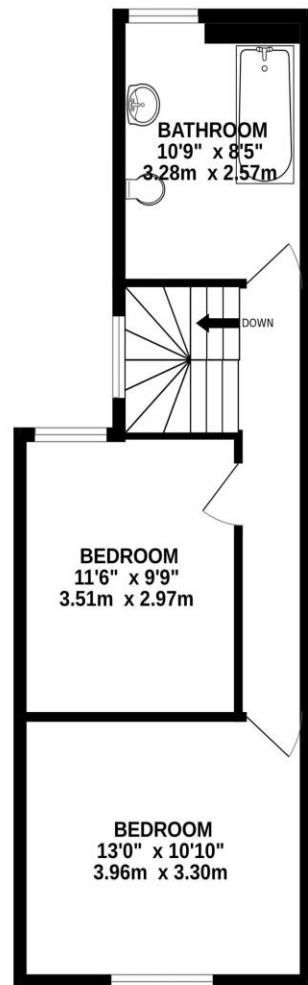
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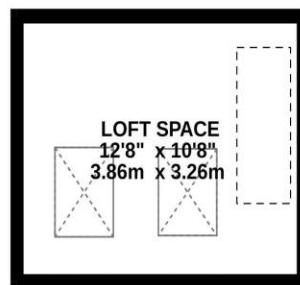
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.