



# FOR SALE

Offers in Excess of £375,000

72 Frensham Road,  
Southsea, PO4 8AG.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

LAWSON  
ROSE

## PROPERTY DESCRIPTION

This beautifully presented double bay & forecourt property, set along a highly requested, tree-lined street in Southsea, effortlessly combines stylish modern living with an abundance of original charm and character. Offered with no forward chain, this impressive home presents a fantastic opportunity for those seeking a spacious and versatile family residence in a prime location. Situated on Frensham Road, the property welcomes you via an inviting entrance hallway that immediately sets the tone for what's to come. From here, you're led into a bright and spacious living room, enhanced by a large bay window that floods the space with natural light, alongside a feature fireplace that creates a warm and cosy focal point — ideal for both relaxing evenings and entertaining guests.

Continuing through the home, you'll find a stylish, well-appointed fitted kitchen complete with a breakfast bar, offering a sociable and practical space for everyday living. There is also the added convenience of a modern fitted downstairs shower room. To the rear, a secondary reception room provides excellent flexibility and could serve as a formal dining room, additional lounge, or even a playroom or home office if required. Double doors open through to a rear extension, currently utilised as a garden room/utility space, which enjoys pleasant views across the well-maintained, low-maintenance west-facing garden — a perfect spot to enjoy afternoon and evening sun, whether entertaining or unwinding. The first floor continues to impress, offering a contemporary fitted bathroom suite and three generous double bedrooms, all of which are well-proportioned and beautifully presented, providing comfortable accommodation for families or visiting guests alike. Further enhancing the home is a versatile loft space, complete with a Velux window, offering potential for a variety of uses such as a home office, hobby room or additional storage, with ample space available within the eaves. Combining character, space and flexibility in such a desirable Southsea location, this is a home that truly needs to be seen to be fully appreciated. We highly recommend an internal viewing to appreciate all that's on offer, so for further information or to arrange a time to view, 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, P04 8DS**





# Frensham Road, Southsea

Approximate Gross Internal Area = 138.5 sq m / 1491 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 21.7 sq m / 233 sq ft  
 Total = 160.2 sq m / 1724 sq ft



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	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.