



# FOR SALE

## £375,000

21 St. Georges Road,  
Southsea, PO4 9PL.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Enjoying a fantastic coastal setting just a few minutes' stroll from Eastney Beach and the promenade, this charming three-bedroom end-of-terrace home also benefits from secure off-road parking to the rear — a rare and valuable feature so close to the seafront. Offering a wonderful opportunity for those seeking a family home with a true seafront lifestyle, the property welcomes you via an inviting hallway. From here, you'll find two bright and stylish reception rooms, both beautifully presented and versatile in use, whether as formal living and dining spaces or a cosy lounge and playroom. There is also a convenient downstairs W.C and a fitted kitchen/breakfast room, ideal for everyday family life.

To the rear, a conservatory/utility space provides additional practicality and flexibility, with double doors opening wide onto the beautifully maintained, low-maintenance rear garden with a side return for stoarge. This charming outdoor space enjoys side pedestrian access and also leads to the secure carport-style parking area at the rear, combining convenience with privacy. The first floor hosts three generously sized double bedrooms, each with its own character and charm, along with a stylish and well-appointed family bathroom. Given the superb location just moments from the beach, combined with the space and rear parking on offer, this is a home that truly stands out. We highly recommend an internal viewing to fully appreciate everything this 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.
- Off Road/ Secure Parking & 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



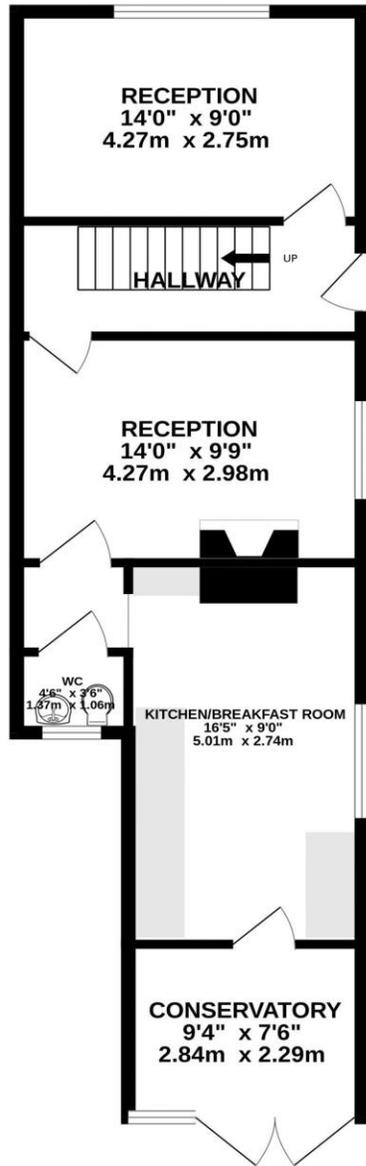
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, PO4 8DS**

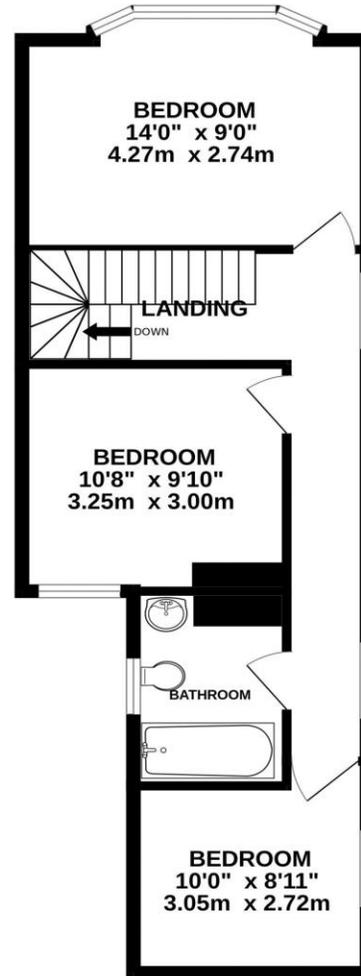




GROUND FLOOR



1ST FLOOR



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