



# FOR SALE

Offers in Excess of £305,000

98 Brompton Road,  
Southsea, PO4 9AL.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

A fantastic opportunity to acquire this deceptively spacious three-bedroom terraced property, tucked away within a quiet cul-de-sac setting on the popular Brompton Road in Southsea. Beautifully presented and thoughtfully extended, this sizeable home could make for an ideal family home in our opinion, offering generous living accommodation throughout alongside a stunning modern kitchen extension. Upon entering, the property immediately impresses with its bright and spacious open plan lounge/dining area, undoubtedly the real heart of the home. This inviting reception space provides ample room for both relaxing and entertaining, whilst large windows allow plenty of natural light to flood through the property, creating a warm and airy atmosphere throughout. To the rear of the home is a truly stunning extended kitchen, finished to a contemporary standard and designed perfectly for modern family living. Featuring a striking vaulted ceiling, Velux windows and double doors opening directly onto the rear garden, this impressive room provides a real wow factor and a wonderful social hub for the home. The ground floor also benefits from a stylish four-piece fitted bathroom suite alongside a large and practical storage cupboard located off the hallway. The first floor continues to impress, offering three excellent sized double bedrooms, all well presented and providing versatile accommodation for families, guests or those working from home. There is also the added convenience of a separate first floor W.C. Externally, the enclosed rear garden has been designed to provide both practicality and enjoyment, benefitting from a raised decked patio area ideal for outdoor seating and entertaining, alongside a lawned section and a substantial shed positioned to the rear. Further benefits include double glazing and gas central heating throughout. Given everything this spacious and stylish home has to offer, we highly recommend arranging an internal viewing to fully appreciate both the size and quality of accommodation available. For further information or to enquire about viewing arrangements, 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)



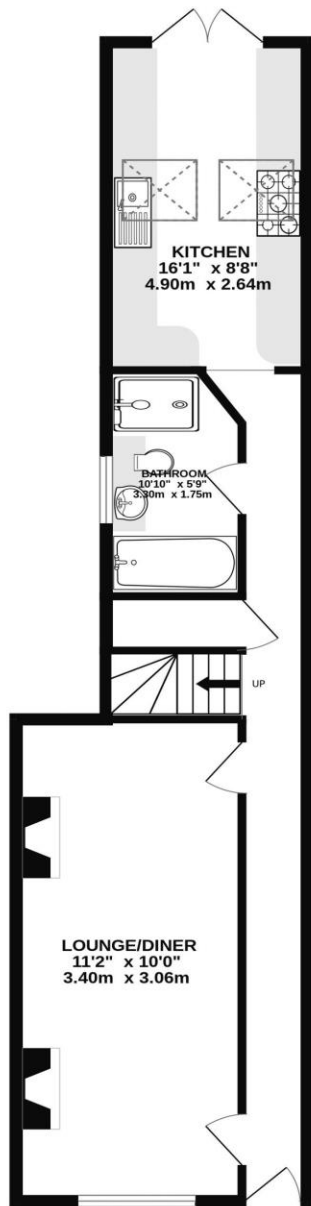
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, P04 8DS**

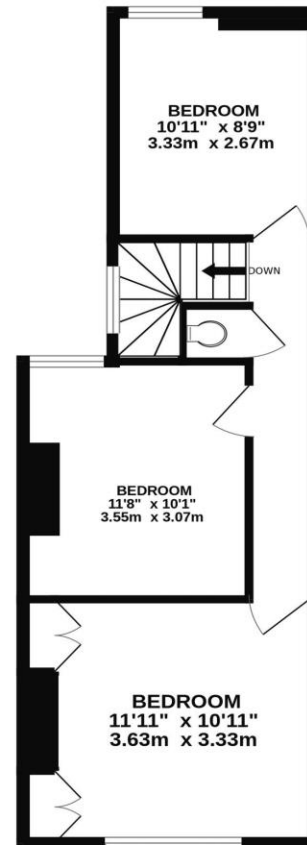




GROUND FLOOR



1ST FLOOR



98, Brompton Road, PO4 9AL

Energy rating

C

Valid until 12.05.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	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.