



**FOR SALE**

**£600,000**

2 Gleave Close, Milton,  
Southsea, PO4 8FP.

Tenure: Freehold

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# PROPERTY DESCRIPTION

Tucked away within a quiet and picturesque private cul-de-sac in one of PO4's most sought-after residential pockets, this exceptional detached family home has been beautifully transformed by the current owners to create a stylish, contemporary and incredibly versatile property. Extended and modernised throughout, the home combines impressive living space with a wonderful sense of privacy, all whilst benefiting from sheltered off-road parking for multiple vehicles, generous gardens and glimpses of the sea from the first floor. From the moment you arrive, the property immediately stands out with its attractive and distinctive frontage. A pathway leads through the front garden to an inviting entrance hallway that perfectly introduces the quality and finish found throughout the home. At the centre of the property is the outstanding open-plan kitchen/dining space — undoubtedly the heart of the home and a fantastic area for modern family living and entertaining alike. Beautifully designed and flooded with natural light from striking skylights above, the room features sleek modern cabinetry, integrated appliances, generous worktop space and a breakfast bar ideal for casual dining. Double doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces during the warmer months. Flowing naturally from the kitchen is a cosy yet elegant family snug, offering the perfect additional reception room for relaxing evenings or children's play space. The ground floor, which benefits from underfloor heating throughout, continues to impress with a spacious living room to the rear, complete with double doors opening onto the garden, alongside a practical downstairs W.C./utility area. The outside space is a genuine standout feature and particularly impressive for the area. Wrapping around both the side and rear of the property, the beautifully maintained garden provides a variety of spaces to enjoy, including lawned areas, a raised decked seating area perfect for entertaining and outdoor dining, plus a substantial detached studio/home office complete with power and lighting. The versatility of this additional space makes it ideal for home working, a gym, creative studio or games room. Backing directly onto playing fields, the property enjoys a lovely open outlook and excellent privacy, whilst the elevated first-floor position allows for attractive sea glimpses in the distance. Upstairs, the home offers three generously proportioned bedrooms, two of which benefit from built-in wardrobes. The principal bedroom enjoys its own stylish modern en-suite shower room, whilst a beautifully finished family bathroom serves the remaining accommodation. The spacious landing further enhances the bright and airy feel carried throughout the property. Homes of this quality, style and location are rarely available, and this truly exceptional property must be internally viewed to fully appreciate the space, finish and lifestyle on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

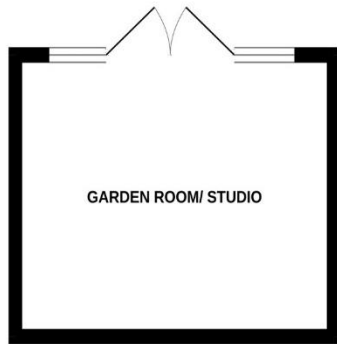
## Material Information:

- Construction: Brick Built & Timber Frame
- Electricity Supply: Alternating Current
- Heating: Air Source Heat Pump
- 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.
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

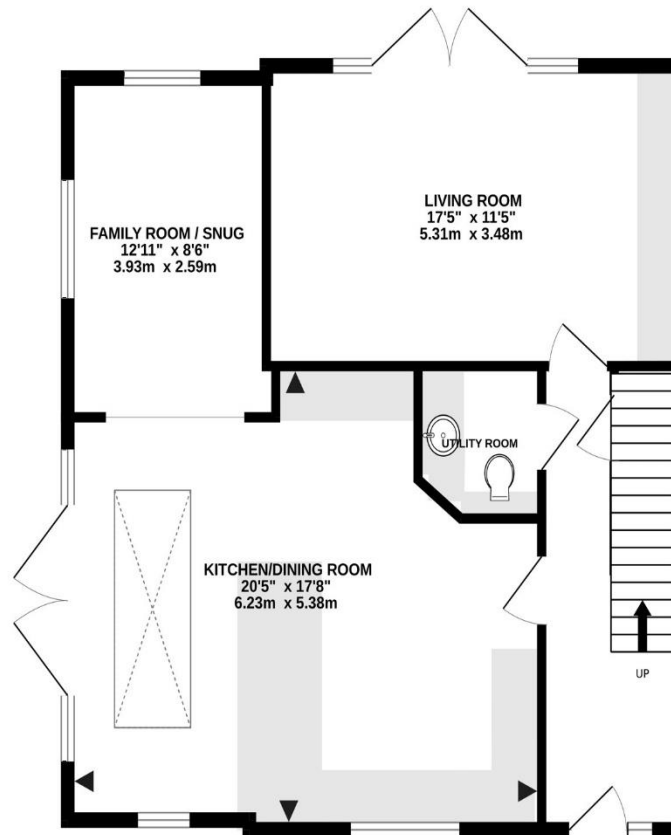




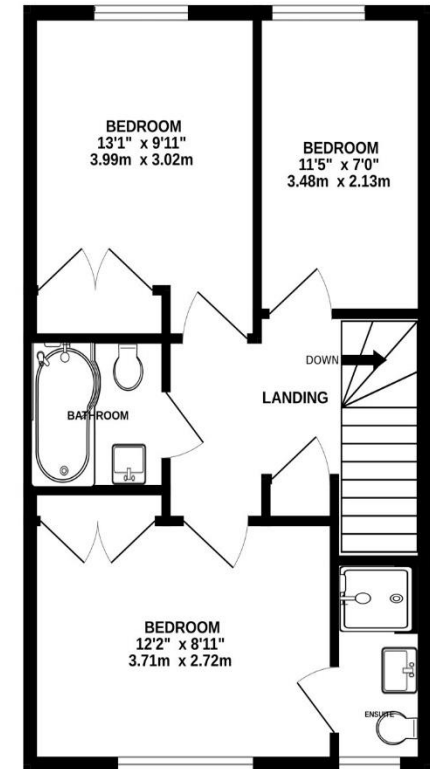
GARDEN ROOM/ STUDIO  
147 sq.ft. (13.6 sq.m.) approx.



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate