



# FOR SALE

Offers in Excess of £275,000

59 Bonchurch Road,  
Southsea, PO4 8RY.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This deceptively spacious three-bedroom bay and forecourt home, located in a popular and well-established residential area of Milton, is offered to the market with the added benefit of no forward chain. Situated on Bonchurch Road, the property offers a bright and welcoming living room with a large bay window, complemented by a generous second reception room, ideal for formal dining, a family space or entertaining. Flowing through the home is a fitted kitchen with access to a convenient ground floor W.C. Upstairs, the first floor provides a modern fitted shower room alongside three well-proportioned bedrooms, each offering comfortable and flexible living space. Further highlights include new double glazing, gas central heating, and a 34ft enclosed rear garden — perfect for relaxing, entertaining or family life. An excellent opportunity for first-time buyers, families or investors alike, and an internal viewing is highly recommended. 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

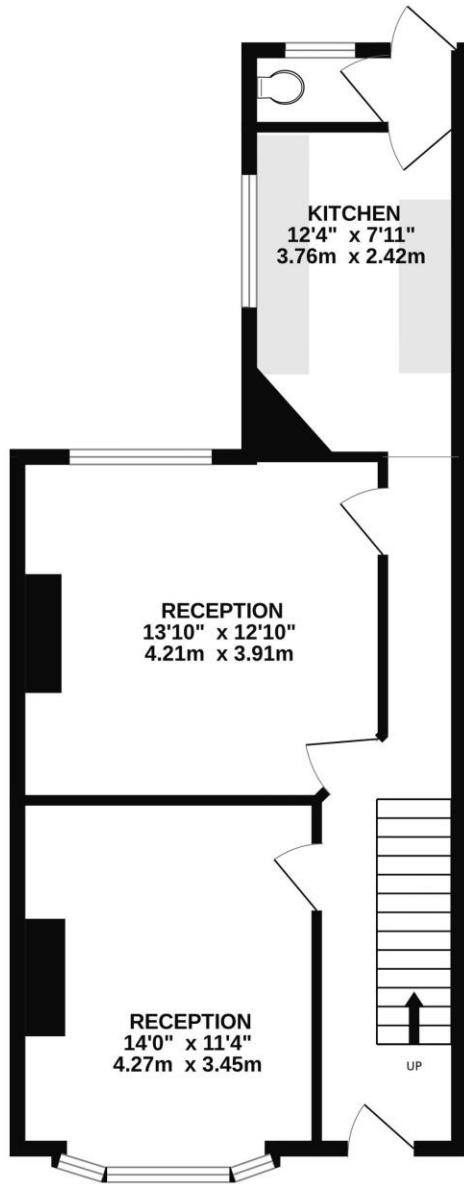


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

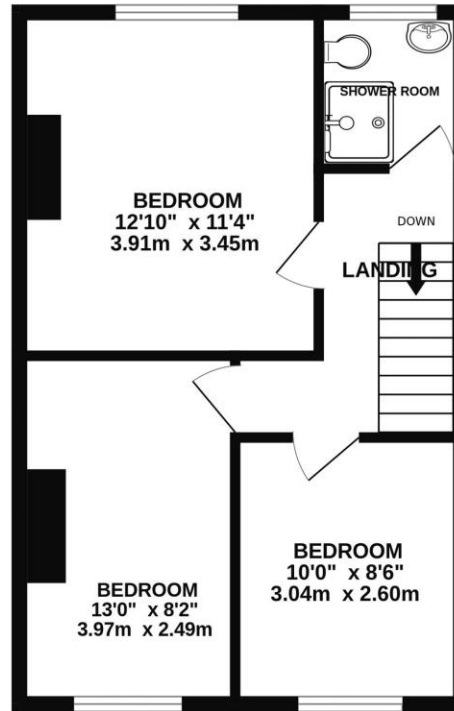




GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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 Agents.