



FOR SALE

£320,000

21 Edgeware Road, Milton,
Southsea, PO4 8PS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

LAWSON
ROSE

PROPERTY DESCRIPTION

This stunning and characterful three-bedroom, bay & forecourt property beautifully blends contemporary styling with an array of original period features, creating a truly impressive family home.

Situated on Edgware Road in Milton, the property welcomes you with an inviting hallway that immediately sets the tone for the quality and charm throughout. To the front, a spacious living room is bathed in natural light from a large bay window and is further enhanced by a feature fireplace and ornate ceiling rose—perfectly combining elegance with comfort.

Moving through, the real heart of the home is the exceptional open-plan kitchen/dining space. Thoughtfully designed, this sociable and stylish area offers ample worktop space and retains character with an original stained glass window to the rear. This space flows seamlessly into a superb rear extension, complete with double doors opening out onto the garden, creating an ideal setting for both entertaining and everyday family living. A convenient downstairs W.C. adds further practicality, while a useful understairs cupboard has been cleverly utilised as a utility space, with additional storage for coats, shoes and housing the meter boards. Externally, the rear garden is beautifully maintained, predominantly laid to lawn with a patio area—perfect for outdoor dining and relaxing. A standout feature is the impressive garden studio/home office, complete with power, lighting, heating and hardwired internet connection, making it an ideal space for home working or creative use. The garden also benefits from external lighting, a double power socket, and a brick-built shed with a lockable PVC door, adding further practicality and storage.

Upstairs, the first floor provides three generously sized bedrooms, each full of charm and character, with built-in wardrobes and feature fireplaces. All rooms are well-proportioned and comfortably accommodate double beds. Completing the accommodation is a stylish and well-appointed family bathroom suite.

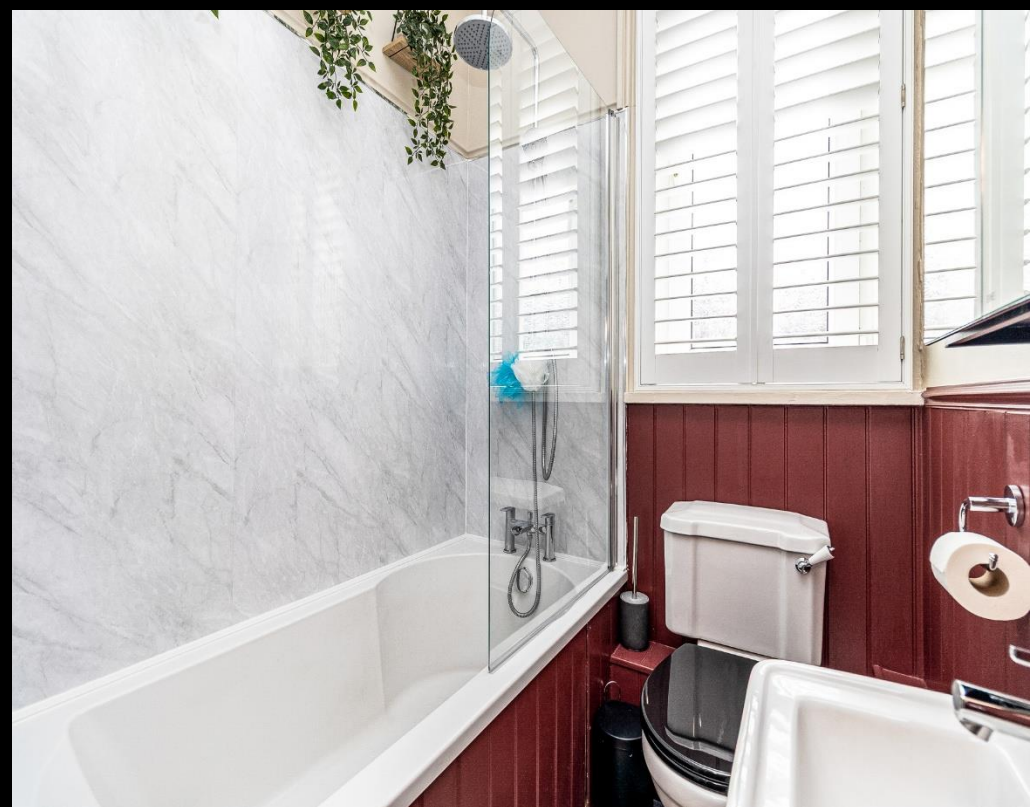
Further benefits include a loft space accessed via a fixed folding ladder, providing convenient and practical additional storage. In our opinion, this is a fantastic opportunity to acquire a beautifully presented home in a desirable Milton location, offering both character and modern living in equal measure. 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

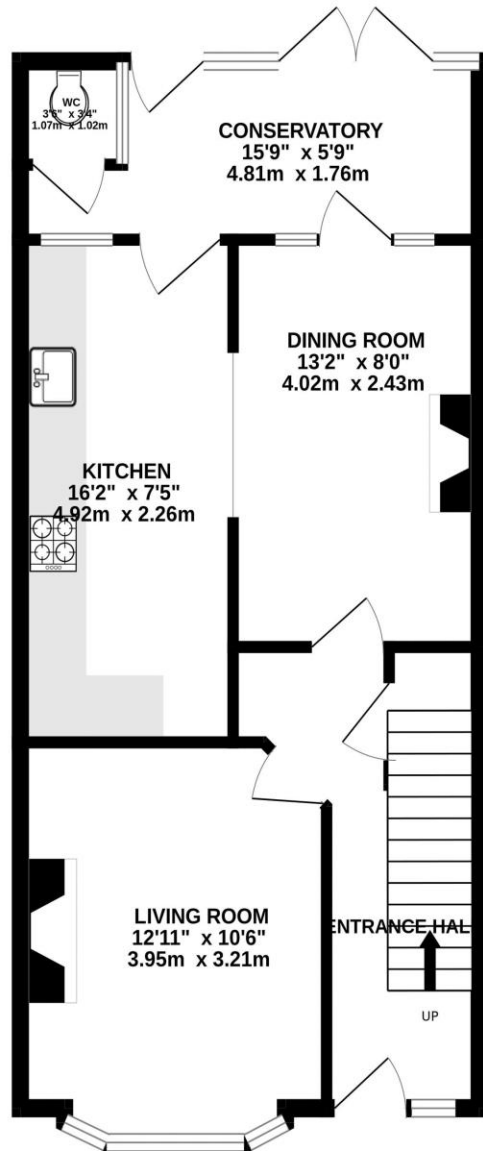


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

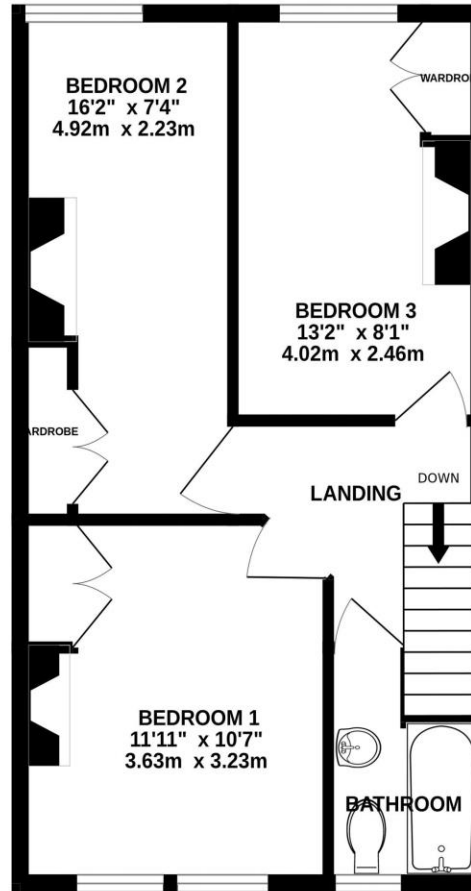




GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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21 Edgeware Road, SOUTHSEA, PO4 8PS		Energy rating	
		C	
Valid until 15.03.2036			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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.