



FOR SALE

Offers in Excess of £250,000

18 Priory Road, Eastney,
Southsea, PO4 9PG.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This beautifully presented and charming terraced home is nestled in the heart of the highly sought-after Eastney Village, just a short stroll from the seafront and promenade. Blending character, style and a welcoming atmosphere throughout, this delightful property could make for an ideal first-time purchase or a wonderful long-term family home in a truly desirable coastal setting. Situated on Priory Road, the home greets you with an attractive porchway that leads into a stylish and inviting dining room, complete with a feature fireplace—setting the tone for the charm and character found throughout. This space flows effortlessly into a spacious and comfortable sitting room, enhanced by useful downstairs storage, creating a perfect environment for both everyday living and entertaining. To the rear of the property, a beautifully appointed fitted kitchen provides a contemporary yet practical space, thoughtfully designed with both style and functionality in mind. Double doors open out onto a well-maintained, low-maintenance west-facing garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living—ideal for enjoying sunny afternoons and relaxed evenings.

Upstairs, the first floor offers two generously sized and tastefully decorated bedrooms, both bright and airy, along with a modern fitted bathroom suite finished to a high standard. The property further benefits from a versatile loft space, complete with Velux windows, offering excellent storage and potential for further use, subject to the usual consents. Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout the year. In our opinion, this is a fantastic opportunity to acquire a home full of charm and character in one of Southsea's most popular and vibrant locations, with the beach, local amenities and independent shops all within easy reach. We highly recommend an internal viewing to fully appreciate the space, style 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
- 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

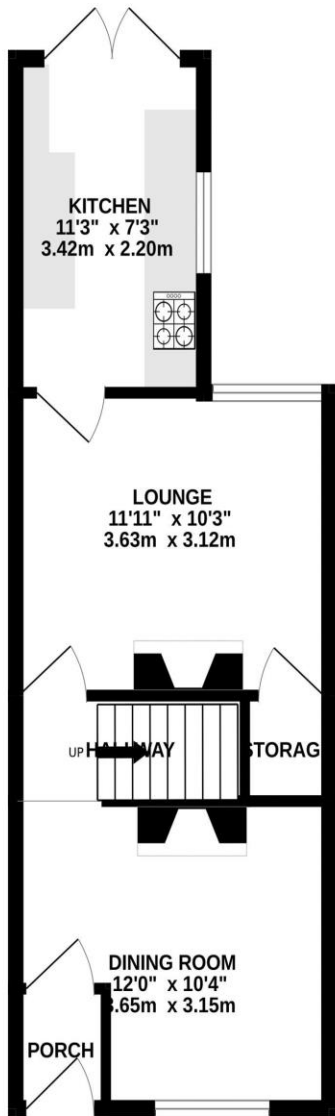


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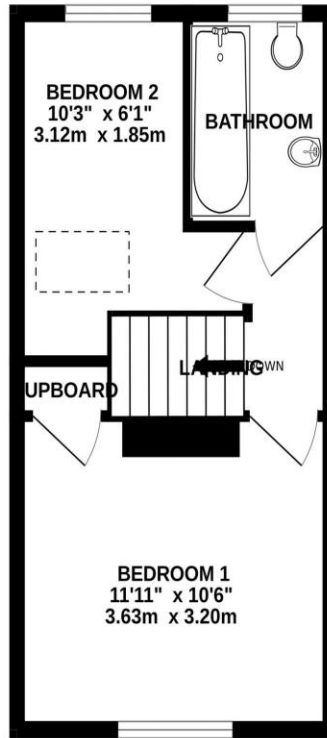




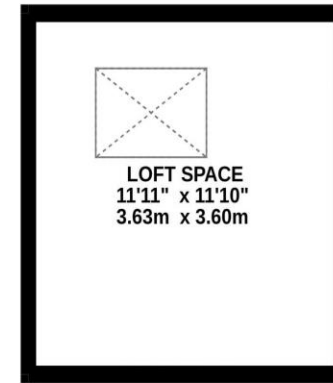
GROUND FLOOR



1ST FLOOR



LOFT SPACE



18, Priory Road, PO4 9PG

Energy rating
D

Valid until 21.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 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.