



FOR SALE

Offers in Excess of £500,000

58 Collins Road, Eastney,
Southsea, PO4 9NZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This truly exceptional home is one of the finest examples we have seen in recent years — a beautifully presented and thoughtfully extended double bay & forecourt, end of terrace property that has been fully renovated and modernised to a high standard throughout. Located on Collins Road in the ever-popular 'Eastney Village', the home offers stylish, well-balanced accommodation alongside the added benefit of a garage to the rear and is being offered to the market with no forward chain. Upon entering the property, the quality of finish and attention to detail is immediately apparent. To the front of the home is a bright and welcoming living room, complete with a large bay window and a feature log burner, creating a comfortable and characterful space. Moving through, there is a spacious second reception room, currently arranged as a family room with a dedicated workspace, offering flexibility depending on a buyer's needs. From here, double doors open into an impressive open-plan kitchen/breakfast room, which has clearly been designed with both everyday living and entertaining in mind. This space is flooded with natural light from Velux windows above and bi-folding doors to the rear, which open seamlessly onto the garden, creating a great indoor-outdoor feel. The kitchen itself is finished to a high standard, with the added benefit of a separate utility room and pantry providing further practicality. The rear garden has been designed for low maintenance and leads to a particularly useful garage, which has been cleverly adapted to provide both secure parking and a separate office space, along with excellent additional storage. Also accessed from the second reception room is a downstairs W.C and a large storage area (formerly a shower room), which in turn leads down to one of the home's standout features — a unique and well-designed basement, currently used as a cinema room. Thoughtfully created by the current owners, this space offers something a little different, with character touches including a door sourced from HMS Ark Royal, adding to its individuality. The first floor provides three well-proportioned double bedrooms, each offering their own character. The main bedroom benefits from built-in wardrobes and a stylish en-suite shower room, while a modern family bathroom completes the accommodation on this level. Given the overall finish, space and unique features on offer, this property represents a fantastic opportunity to acquire a turn-key home in a sought-after location. In our opinion, an internal viewing is essential to fully appreciate everything this home 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.
- Garage To Rear & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

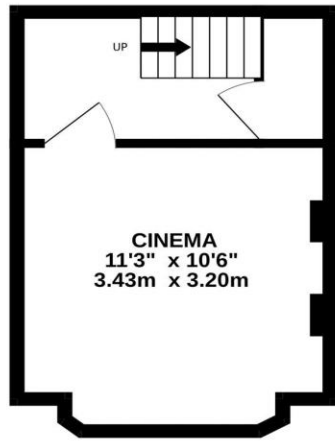


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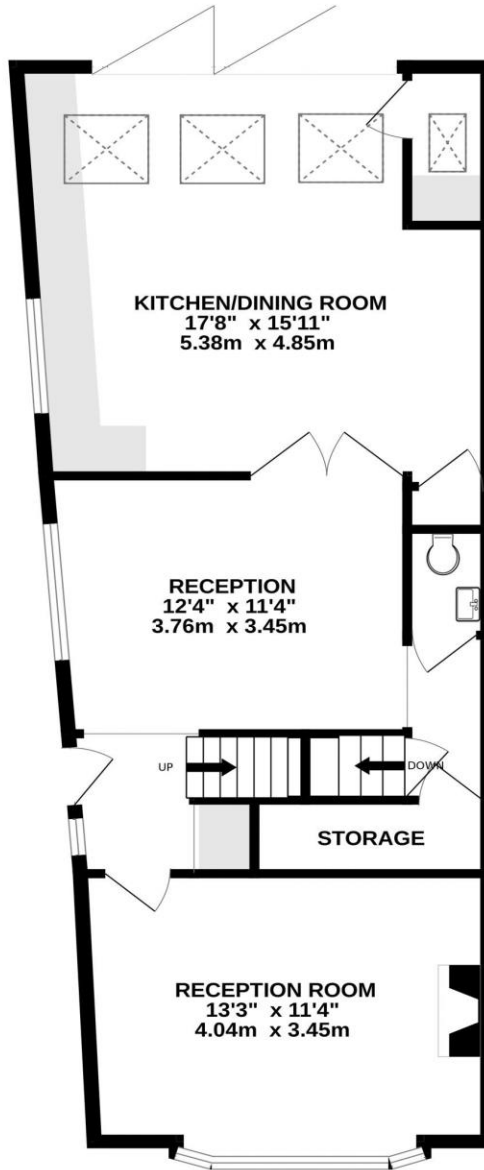




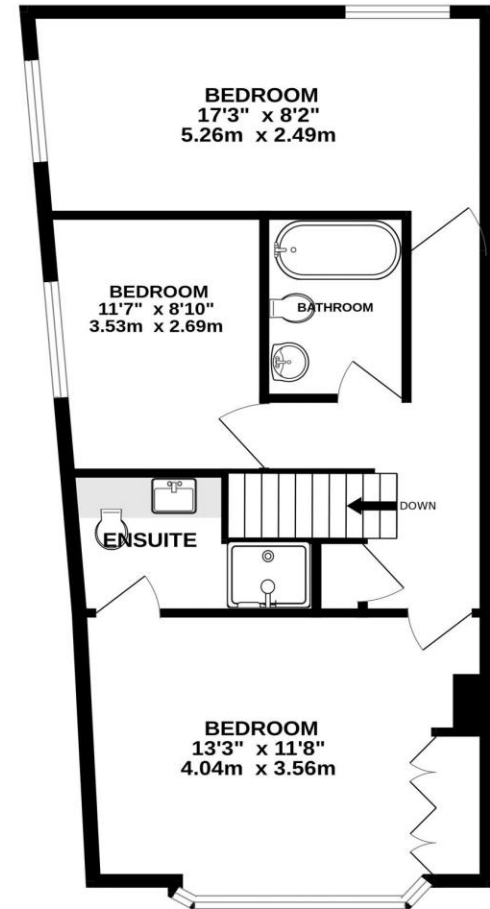
BASEMENT



GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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