



LAWSON  
ROSE



# FOR SALE

## £200,000

2 Melrose Close,  
Southsea, PO4 8EZ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This unique one-bedroom end-of-terrace freehold home has been thoughtfully extended by the current owner and boasts both a versatile loft space and the rare benefit of off-road parking. Tucked away on Melrose Close in Milton, the property makes an ideal first-time purchase. The spacious, extended living room is a real highlight, featuring an attractive log burner and doors that open directly onto a private courtyard-style rear garden—perfect for entertaining or relaxing. The adjoining fitted kitchen/dining room offers plenty of space for everyday living. Upstairs, you'll find a generously sized bedroom with a built-in wardrobe and a well-appointed bathroom suite. A staircase then leads to a flexible loft room complete with Velux windows—ideal as a home office, hobby room, or occasional guest space. Further benefits include double glazing, gas central heating, and side pedestrian access to the garden. This is a fantastic opportunity to secure a characterful yet practical home. We highly recommend an internal viewing to fully appreciate everything it has to offer. For more information or to arrange a viewing, please contact the Lawson Rose sales team today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard and ultrafast Fiber are available.
- Off Road Parking Space
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

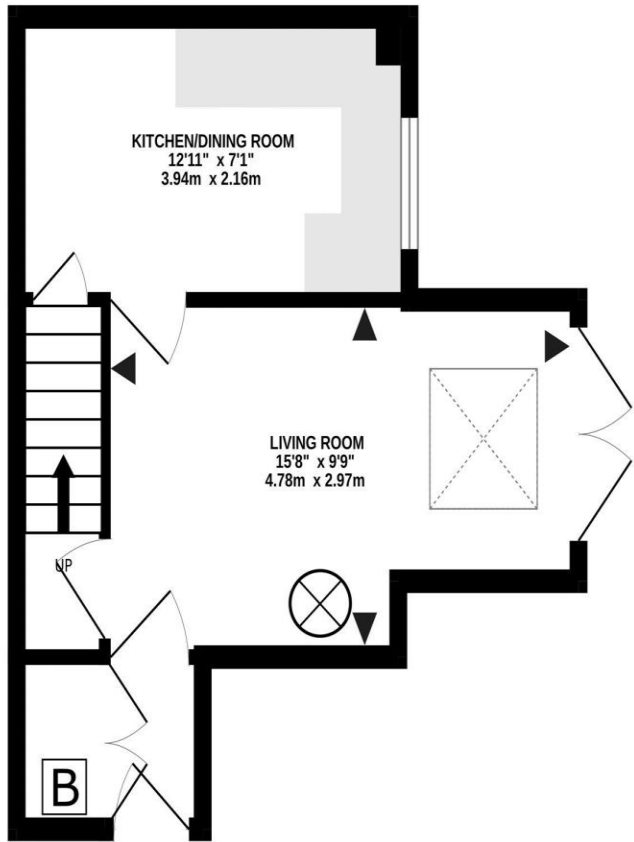


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

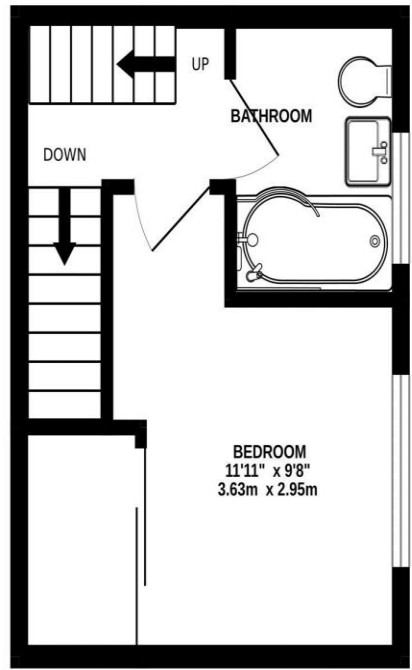




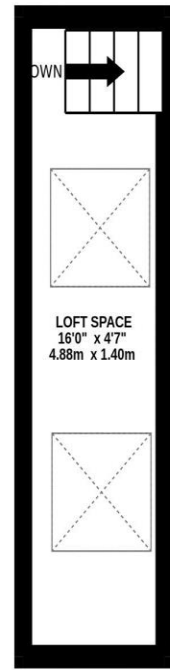
GROUND FLOOR



1ST FLOOR



2ND 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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