



FOR SALE
Offers in Excess of £400,000

221 St. Augustine Road,
Southsea, PO4 9AB.

Tenure: Freehold

ESTATE AGENTS


**LAWSON
ROSE**

PROPERTY DESCRIPTION

An exciting opportunity to acquire this substantial end-of-terrace property, occupying a generous plot and benefiting from a driveway providing off-road parking for multiple vehicles, along with a garage — a real rarity for the area. Situated on the ever-popular St. Augustine Road in Southsea, the property is offered to the market with no forward chain and presents huge potential to create a fantastic family

home. Accessed via a gated driveway, the front door opens into an impressive and welcoming hallway, setting the tone for the space and character found throughout. To the front of the property is a spacious living room featuring a large bay window, allowing plenty of natural light to flood in. Further

accommodation on the ground floor includes two additional well-proportioned reception rooms, offering flexible living and dining options, along with a kitchen to the rear with access to a convenient

ground floor W.C. A basement is currently used for storage. The first floor provides a split-level landing, leading to three generously sized double bedrooms and a family bathroom suite. Throughout the home there are many original features and period details, adding charm and character that could

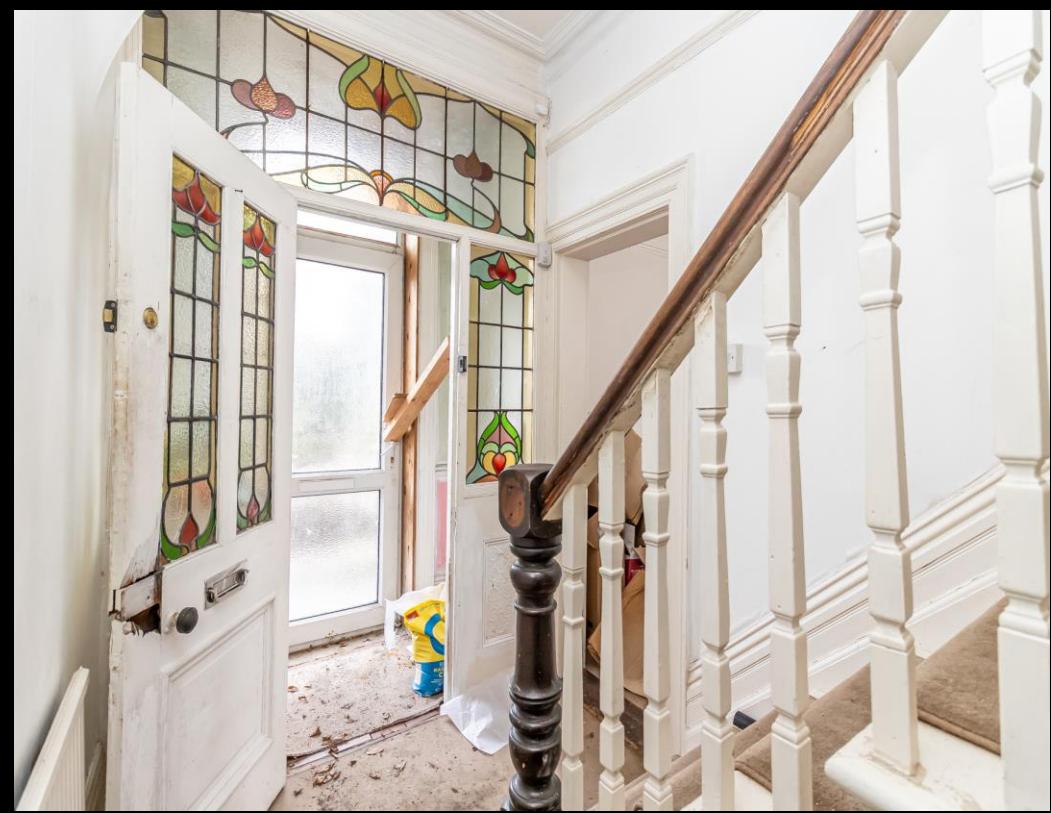
be restored or enhanced as part of any refurbishment. While the property does require complete modernisation, this has been fully reflected in the opportunity on offer and should be considered by buyers looking for a project with genuine long-term potential in a sought-after location. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice and data availability in this area.
- Driveway & Garage + 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)

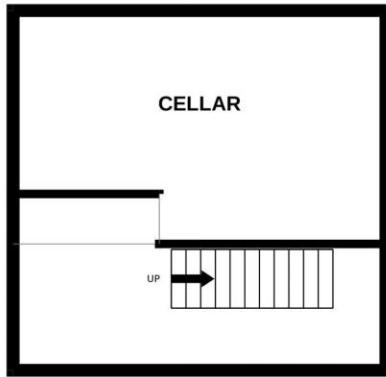


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131 Winter Road, Southsea, PO4 8DS

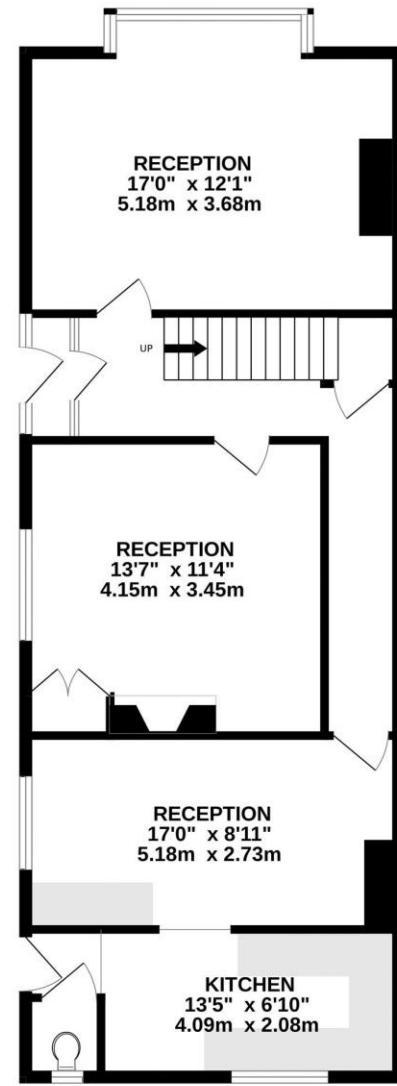




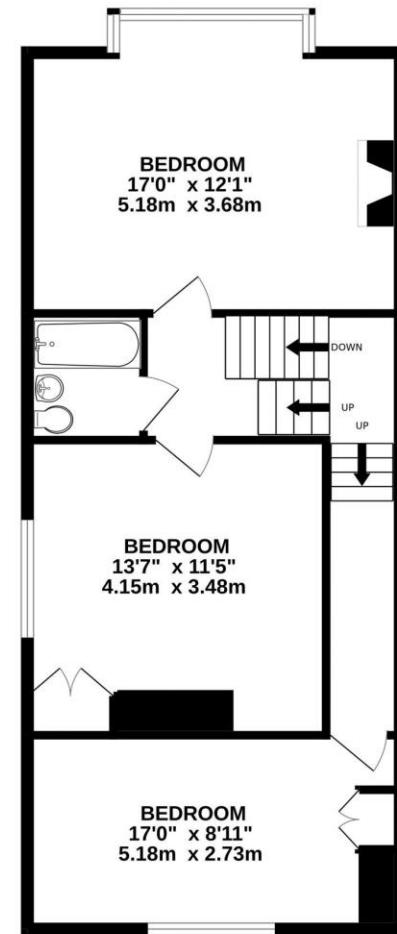
BASEMENT



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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