



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, O2 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)

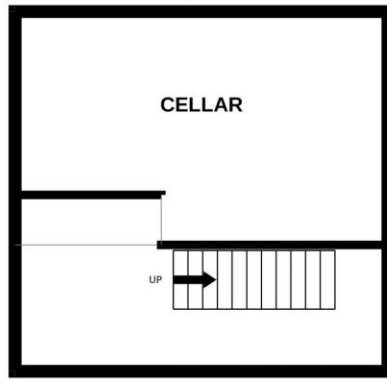


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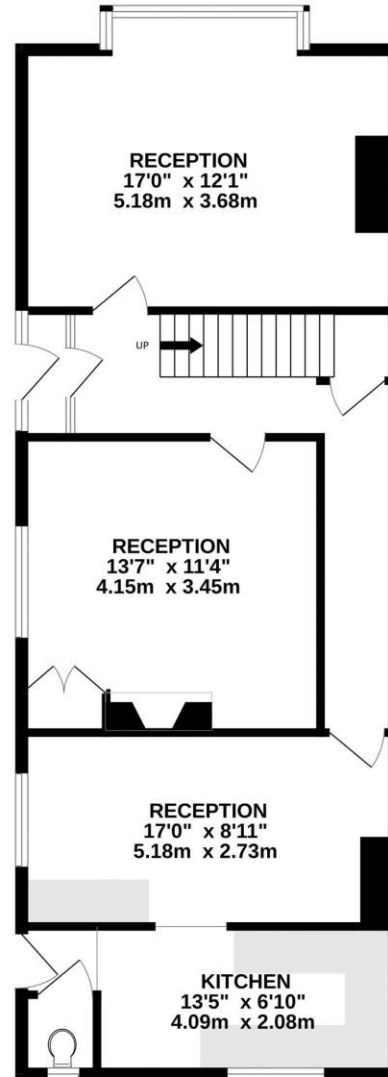




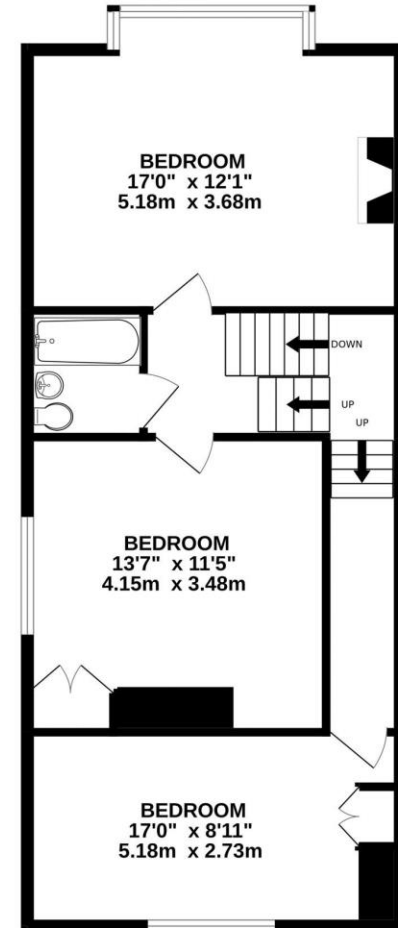
BASEMENT



GROUND FLOOR



1ST FLOOR



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