



FOR SALE

£350,000

53 Haslemere Road,
Southsea, PO4 8BD.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this three-bedroom, semi-detached property, ideally positioned within a popular pocket of PO4, close to local amenities, Fratton Train Station and benefitting from the rare advantage of a garage — a true rarity for the area. Situated on Haslemere Road in Southsea, the property has been a much-loved home for over 50 years, offering a wonderful opportunity for buyers looking to put their own stamp on a home with clear potential. Upon entering, you are welcomed by an inviting hallway with original woodblock flooring, and gas point located under the stairs.

The hallway leads through to the spacious open living and dining room — very much the heart of the home. This generous space is filled with natural light and features double sliding doors that open out onto the charming, low-maintenance rear garden, creating a pleasant connection between indoor and outdoor living. The fitted kitchen can be accessed from both the hallway and the living space, providing a practical layout and further scope for modernisation or reconfiguration if desired. The first floor offers three good-sized bedrooms, one of which as a built-in wardrobe, alongside a fitted bathroom and a separate W.C, adding to the home's family-friendly appeal. Externally, the rear garden is designed for ease of maintenance and benefits from side pedestrian access to the road, as well as an outside W.C. The garage is located just a few doors down from the property and is accessed via Empshott Road, offering valuable secure storage or parking. Overall, this is a fantastic opportunity to acquire a well-cared-for home in a sought-after location offering both charm and plenty of potential. We highly recommend an internal

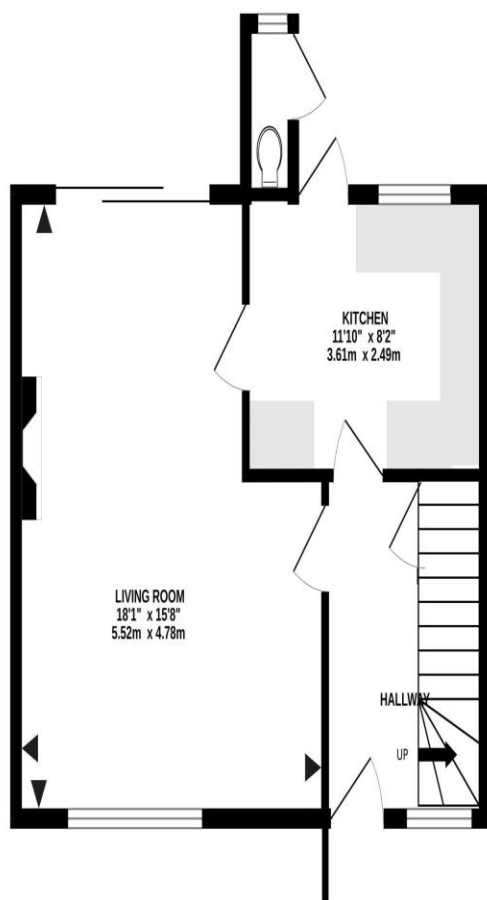
Material Information:

- 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.
- Garage and 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)

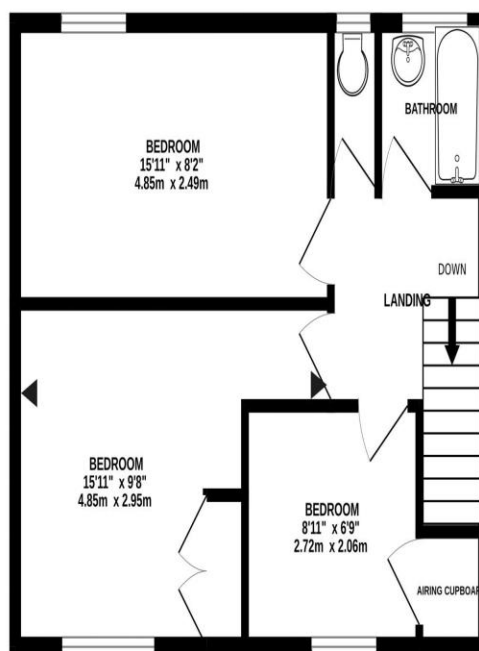




GROUND FLOOR



1ST FLOOR



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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



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