



FOR SALE

£375,000

25 Henley Road,
Southsea, PO4 0HS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This simply stunning three-bedroom bay & forecourt home, located on the highly sought-after Henley Road in the heart of central Southsea, has been a true labour of love for the current homeowners. Expertly blending modern contemporary styling with an abundance of period charm and original features, the property has been thoughtfully updated, modernised and meticulously restored in recent years, resulting in a truly exceptional home that is ready to move straight into and enjoy.

Externally, the property boasts an attractive and eye-catching frontage, complete with an enchanting forecourt and storm porch that immediately sets the tone for what lies within. Upon entering, a welcoming and impressive hallway provides access through to a beautiful living room, flooded with natural light from the large bay window and enhanced by a feature fireplace, creating a warm and inviting space to relax. There is also a stylish and well-appointed ground floor W.C./shower room, ideal for modern family living, whilst double doors open seamlessly into the heart of the home — a stunning open-plan kitchen/dining space. This fantastic room has been finished to an exceptional standard, featuring elegant granite worktops, solid limestone flooring, integrated appliances, ample preparation space and a useful pantry, making it both practical and perfect for entertaining.

To the rear, the conservatory/sun room is a real standout feature, providing a tranquil additional reception space with a striking glass ceiling and bi-folding doors that open effortlessly onto the rear garden, allowing for a seamless indoor-outdoor feel, particularly in the warmer months. The generous west-facing rear garden is a wonderful extension of the living space, mainly laid to lawn and complemented by a shingled patio area, ideal for outdoor dining and socialising. A pathway leads to the rear where a substantial store/workshop can be found, offering excellent versatility for a variety of uses.

The first floor continues to impress, offering a characterful split-level landing that leads to three well-proportioned bedrooms, each enjoying their own individual charm and character. One of the bedrooms is currently utilised as a stylish home study, adding further flexibility for those working from home. The principal bedroom is a real highlight, featuring an exposed brick fireplace that adds to the home's unique appeal. The family bathroom is both stylish and tastefully finished, in keeping with the quality seen throughout the property.

This outstanding home truly needs to be internally viewed to fully appreciate the space, finish and attention to detail on offer. Further benefits include being offered to the market with no forward chain, making it an ideal opportunity for a smooth and straightforward purchase. 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, 02 and Vodafone all have voice and data availability in this area.
- 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)



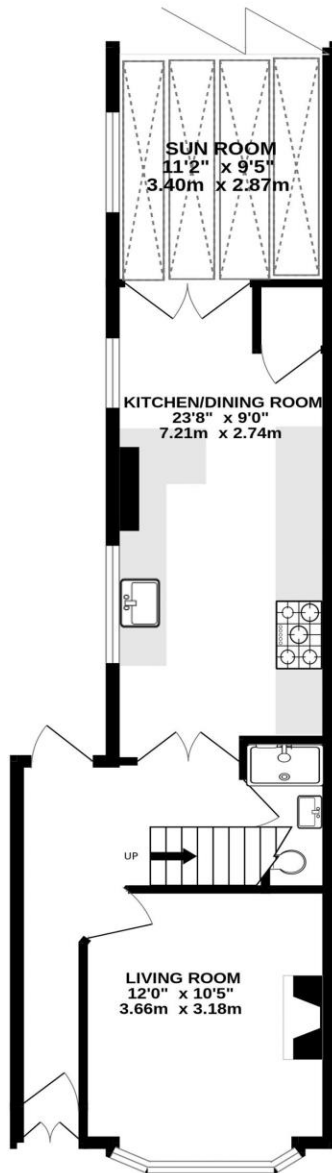
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

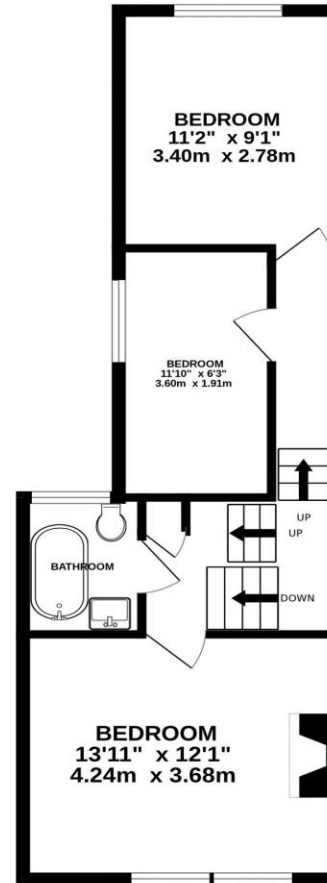




GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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