



FOR SALE

Offers in Excess of £325,000

9 Melrose Close, Milton,
Southsea, PO4 8EZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Set within a quiet cul-de-sac in a highly sought-after residential pocket of PO4, this beautifully presented and thoughtfully extended modern end-of-terrace home has been lovingly updated and meticulously maintained by the current owners, and is now ready for its next exciting chapter. Situated on Melrose Close in Milton, the property enjoys a tucked-away position, set back from the road with both front and rear gardens. Upon entering via a handy porch with useful storage, you are welcomed into a spacious, light-filled living room, complete with understairs storage — a warm and inviting space, perfect for relaxing or entertaining. This flows seamlessly into a stunning open-plan kitchen/dining area, beautifully appointed with modern fittings, ample worktop space, and a stylish breakfast bar, ideal for both everyday living and social occasions. Just off the kitchen is a practical utility room, while to the rear, a wonderful conservatory extension provides an additional reception area, flooded with natural light and offering lovely views over the well-maintained, low-maintenance south-west facing garden — a perfect spot to unwind. Upstairs, the property continues to impress, offering a contemporary fitted shower room and two well-proportioned bedrooms. The second bedroom benefits from an array of built-in wardrobes, while the generous principal bedroom features further fitted storage along with a walk-in wardrobe/dressing area, adding a real touch of luxury and practicality. Further benefits include double glazing, gas central heating, and a versatile loft space with a Velux window, ideal for storage or potential further use (subject to any necessary consents). Externally, the home offers both front and rear gardens, a designated bin storage area, side pedestrian access, and a garage in a nearby block, conveniently located just a short distance from the front door. A fantastic opportunity to acquire this fairly unique and immaculately presented home — early viewing is highly recommended to fully appreciate everything it has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

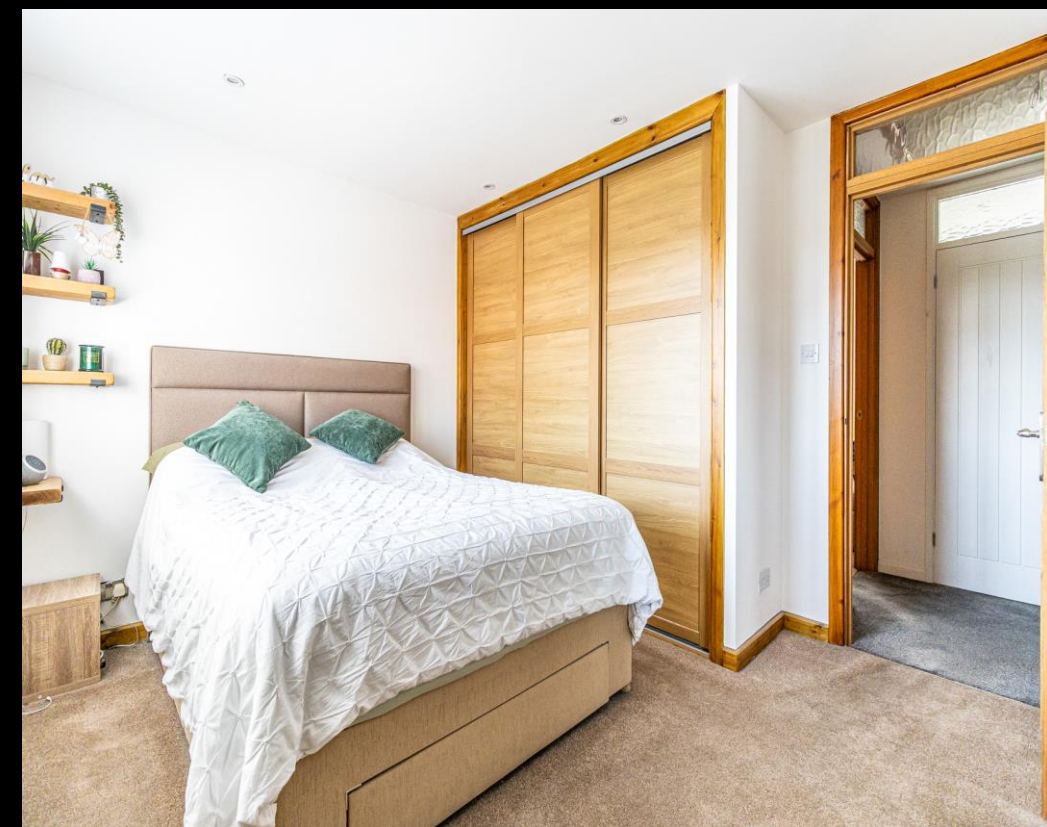
Material Information:

- 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, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

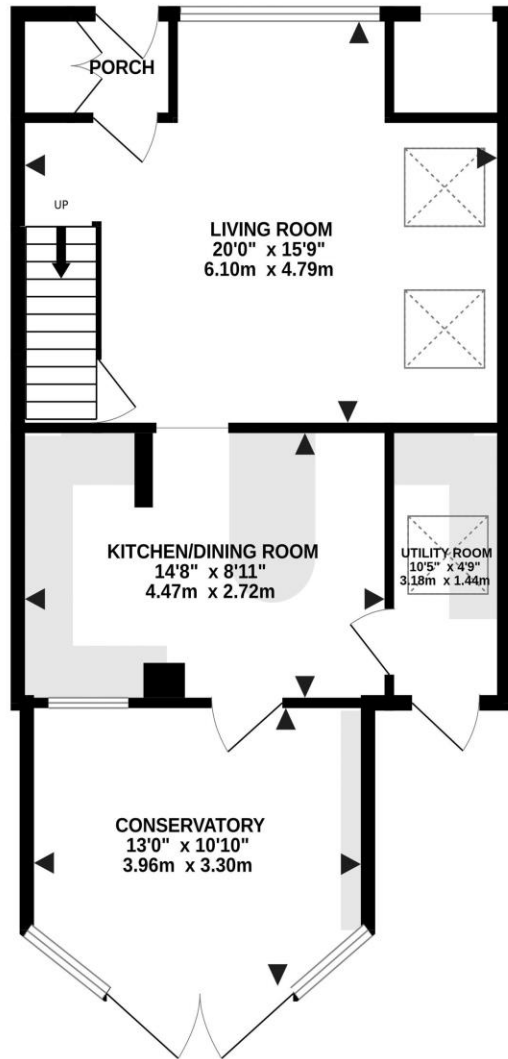


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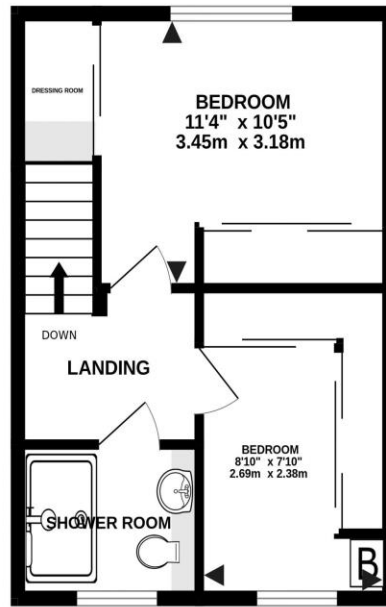




GROUND FLOOR



1ST FLOOR



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