



FOR SALE

£280,000

120 Prince Albert Road,
Southsea, PO4 9HT.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This charming three-bedroom, double bay and forecourt property could make for a fantastic first-time purchase or family home and is offered to the market with the added benefit of no forward chain. Situated on the ever-popular Prince Albert Road in Southsea, the property provides well-presented, generously proportioned accommodation throughout. Upon entering, you'll find a bright and airy open-plan living space, filled with natural light and offering a wonderful setting for both everyday living and entertaining guests. To the rear of the property is a sizeable fitted kitchen/dining room, providing ample worktop and storage space alongside plenty of room for family dining and social occasions. A door from the kitchen leads out to the well-maintained, low-maintenance west-facing rear garden, an ideal spot to enjoy the afternoon and evening sunshine, whether relaxing with family or hosting friends during the warmer months. The first floor then offers three well-proportioned bedrooms, all of which are capable of accommodating a double bed, making the home particularly versatile for growing families, those working from home, or anyone seeking additional space. Completing the accommodation is a modern fitted bathroom suite. Properties of this style and size continue to prove popular, and with its spacious layout, desirable location and no forward chain, this represents a wonderful opportunity for prospective purchasers. We highly recommend an internal viewing to fully appreciate everything on 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.
- 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)



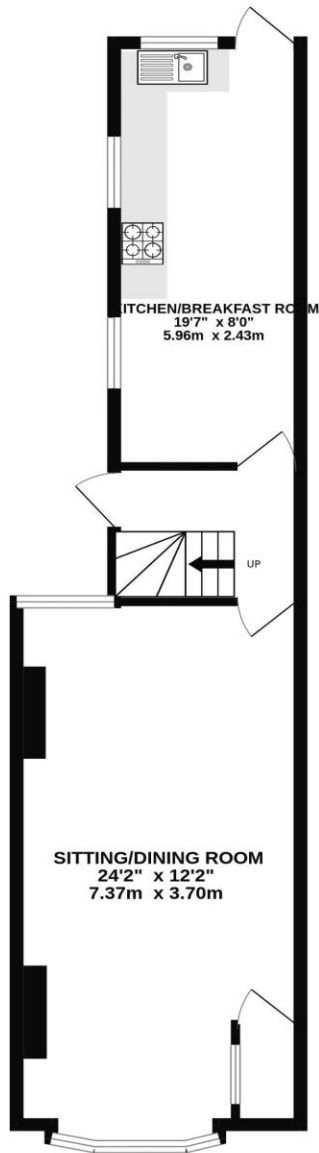
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

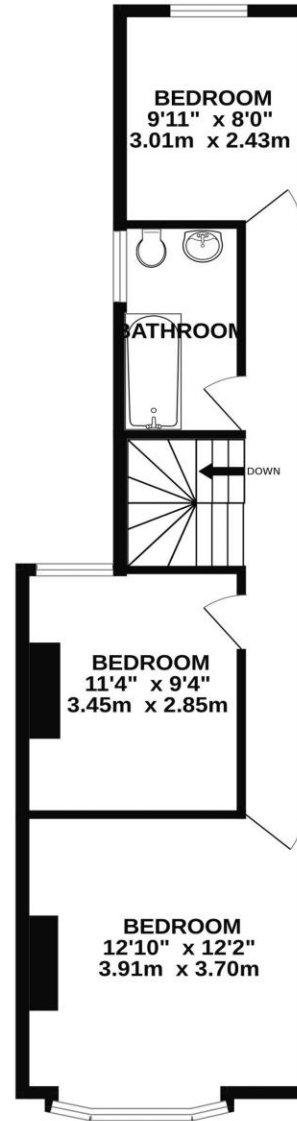




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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Valid until 06.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 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.