



FOR SALE

£350,000

12 Maylands Avenue,
Southsea, PO4 8SB.

Tenure: Freehold

ESTATE  AGENTS

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PROPERTY DESCRIPTION

A fantastic opportunity to acquire a substantial three-bedroom, double bay & forecourt home, tucked away in a rarely available cul-de-sac in Southsea, just moments from the open green space of Milton Park. Offered with no forward chain, this property presents an excellent chance for buyers looking to secure a spacious family home in a sought-after location. Situated on Maylands Avenue, the accommodation is both generous and well laid out. The heart of the home is a bright and airy open-plan kitchen/dining area — a superb space for everyday living and entertaining — which flows seamlessly into a sizeable rear conservatory with double doors opening out to the garden. There is a fitted kitchen that leads through to a separate utility area with access to a ground floor W.C., adding further practicality. Upstairs, the first floor offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes, alongside a fitted family bathroom suite. Externally, the property boasts a well-maintained 44ft rear garden with a useful shed/workshop to the rear. The home is double glazed, gas centrally heated, and benefits from side pedestrian access leading directly into the conservatory. In our opinion, this is a wonderful opportunity to secure a spacious home in a rarely available setting. An internal viewing is highly recommended to fully appreciate all that's on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

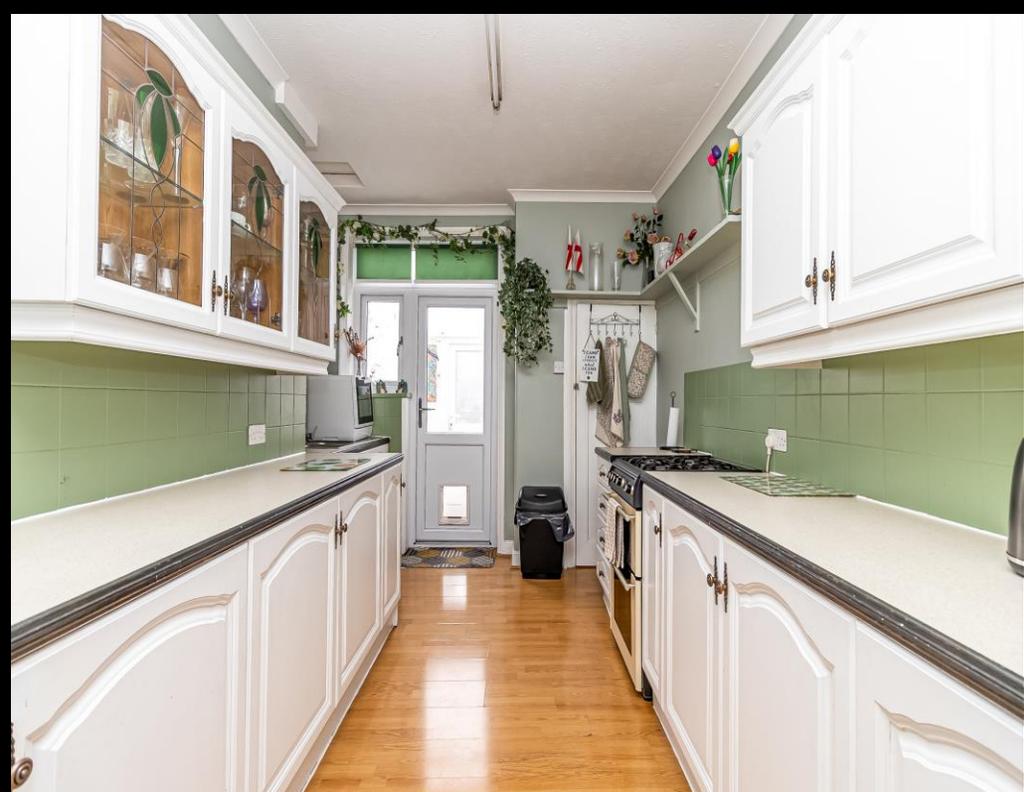
Material Information:

- 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



02392 367 779 - contactus@lawsonrose.com

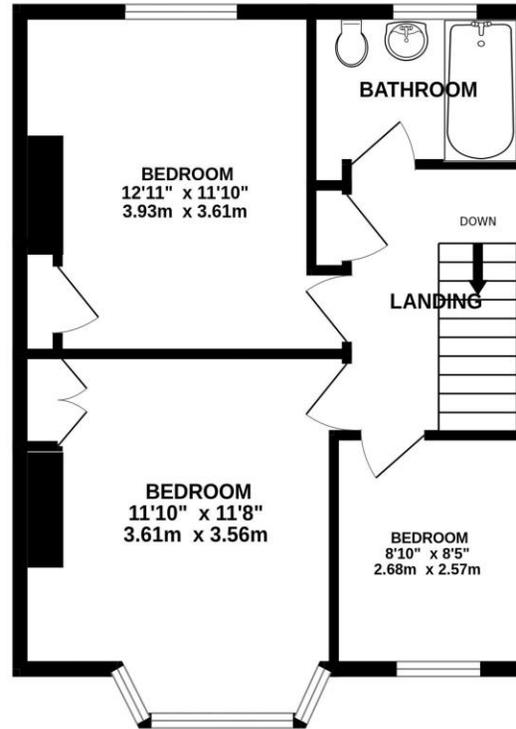
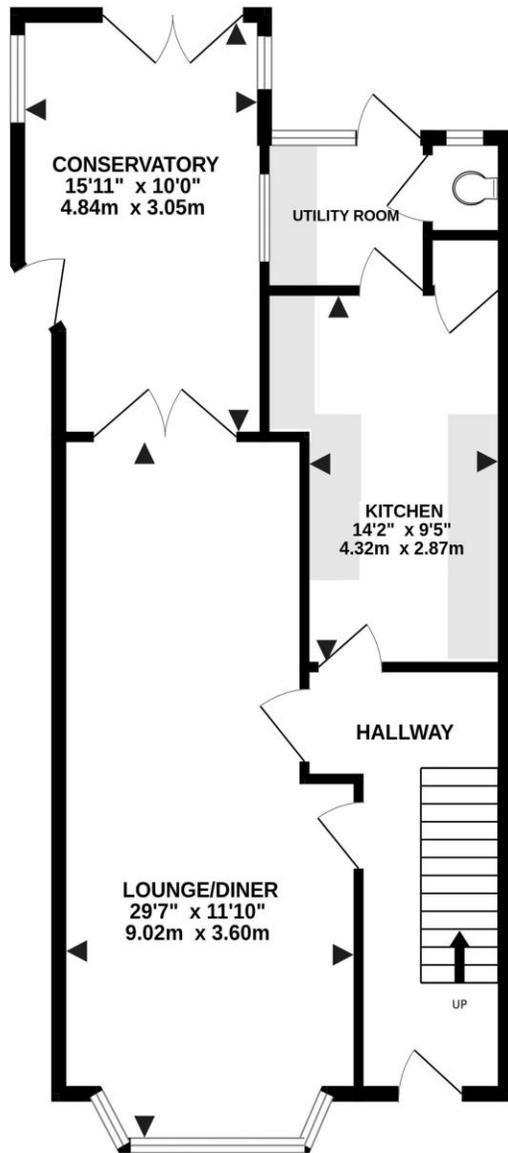
131 Winter Road, Southsea, P04 8DS





GROUND FLOOR

1ST FLOOR



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