



FOR SALE

£300,000

8 Priorsdean Avenue,
Portsmouth, PO3 6AH.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

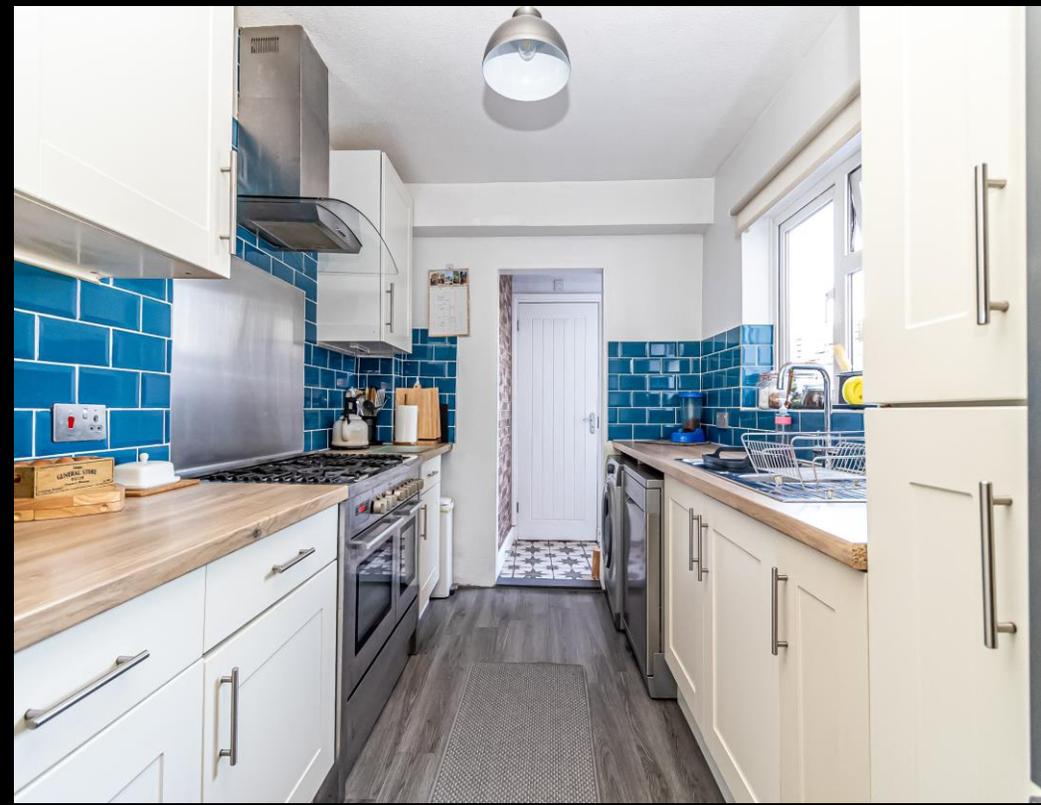
This spacious four-bedroom, double bay and forecourt home offers well-arranged living accommodation across three inviting floors and would make an ideal family residence. Situated on the quiet no-through road of Priorsdean Avenue, the property is well presented throughout and provides a wonderful balance of character and modern styling. The ground floor features a stylish living room with a large bay window, creating a bright and welcoming space, alongside a secondary reception room currently arranged as a formal dining area. This flows through to a smart, well-fitted kitchen, with a stunning modern shower room positioned to the rear of the home, finished to a contemporary standard. The first floor hosts three generously sized bedrooms, all of which are comfortable doubles, offering excellent space for family living. A further staircase rises to the top floor where the fourth bedroom can be found — a spacious additional double room that provides great flexibility for guests, a home office or a growing household. Externally, the property benefits from a low-maintenance, recently landscaped rear garden, complete with a raised patio area, ideal for outdoor dining and entertaining. Given the space, presentation and desirable location on offer, we highly recommend an internal viewing to fully appreciate everything this fantastic home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

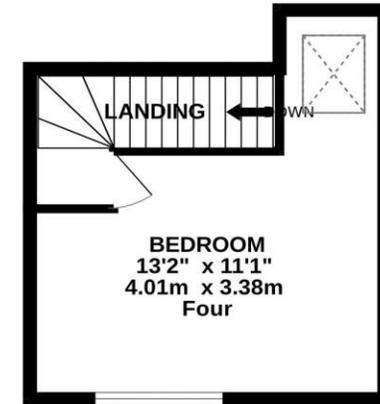
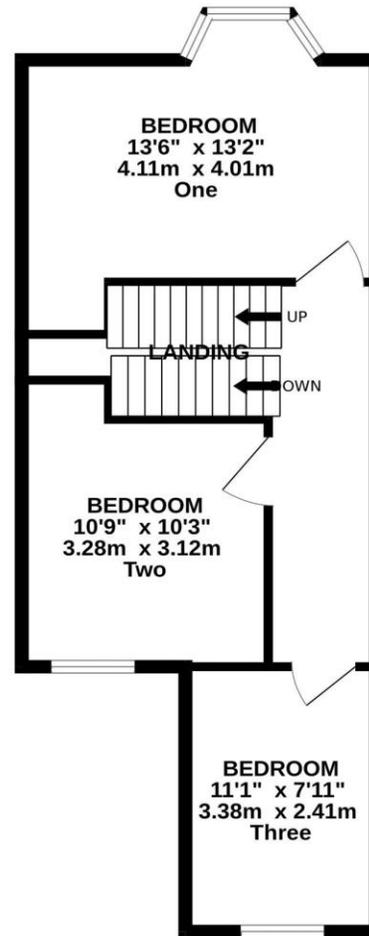
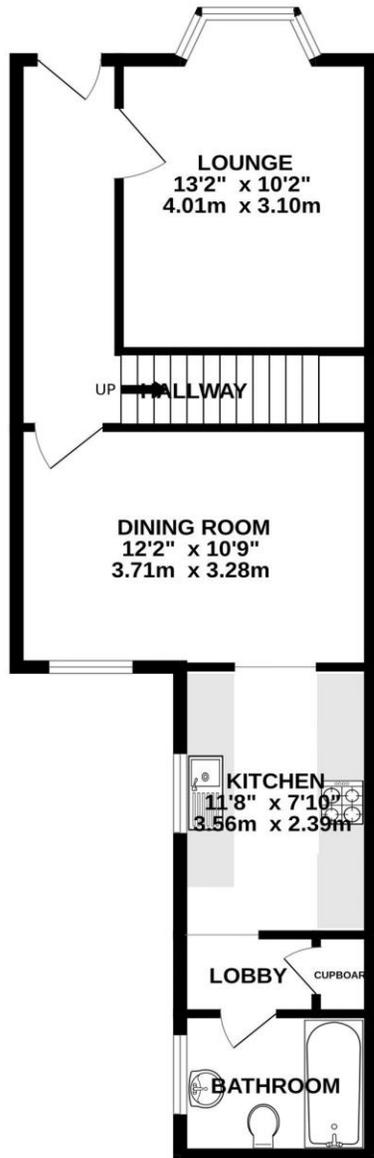
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- 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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 61 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.

TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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