



FOR SALE

£265,000

33 Catisfield Road, Milton,
Southsea, PO4 8NJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This immaculately presented two-bedroom bay & forecourt property is ideally situated close to Milton Park and a range of local amenities, and is offered to the market with no forward chain. Located on Catisfield in Milton, the home is approached via a welcoming entrance hallway which leads into a generously sized living room, complete with a striking bay window that floods the space with natural light and a charming feature fireplace that adds real character. A second, separate reception room provides a versatile formal dining space, also benefiting from useful understairs storage. Continuing through the property is a modern, stylish fitted kitchen, thoughtfully designed and enhanced by a bright bay window outlook. To the rear, you'll find a superb and unexpectedly spacious four-piece bathroom suite, finished to a high standard. The first floor offers two well-proportioned double bedrooms, both of which enjoy built-in wardrobes and a comfortable, balanced feel throughout. Externally, the rear garden has been recently landscaped and is beautifully maintained, measuring approximately 33ft and offering a pleasant, low-maintenance outdoor space ideal for relaxing or entertaining. The property has been recently updated and redecorated throughout, finished in fresh neutral tones, creating a bright and inviting home that's ready for its next chapter. An internal viewing is highly recommended to fully appreciate the space, flow and quality 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.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

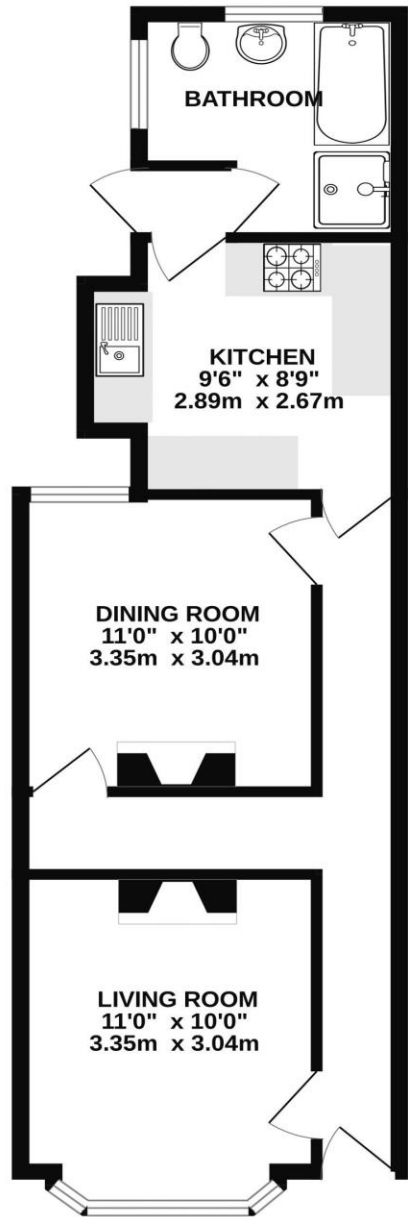


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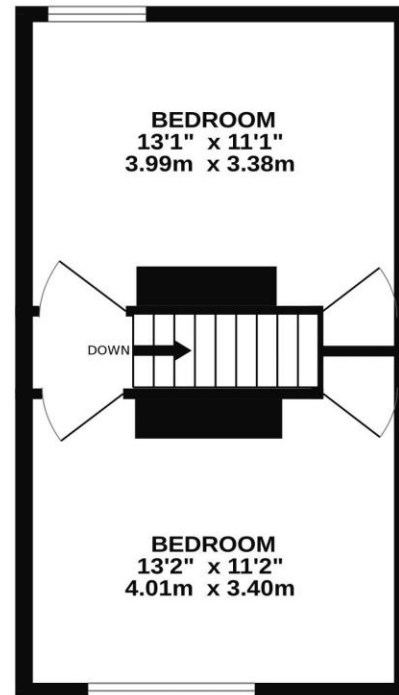




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



33 CATSFIELD ROAD, SOUTHSEA, PO4 8NU

Energy rating **D**

Valid until 17.12.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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 : 785 sq.ft. (72.9 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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