



# FOR SALE

Offers in Excess of £500,000

37 Chelsea Road,  
Southsea, PO5 1NH.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

*Lawson Rose are delighted to welcome to the market this beautifully presented, characterful property, offered with no forward chain, and situated on Chelsea Road in the heart of Southsea. Perfectly positioned, the home is just moments from a wide range of local amenities, with the popular bars, cafés and restaurants of Albert Road right on the doorstep, as well as being close to the iconic Kings Theatre. Step through the front gate into a welcoming lobby that leads into a charming entrance hall, complete with useful under-stairs storage. The property is arranged over three floors and, on the ground floor, boasts wooden flooring throughout along with high ceilings that enhance the bright and airy feel of the home. To the front of the property is the main living room, featuring a large bay window with shutter-style blinds and ample space for the whole family to relax. Built-in bookshelves and cupboards provide useful storage while adding character to the room.*

*To the rear is the second reception room, centred around a feature fireplace with a log burner and French doors that provide access to the rear garden. The heart of the home is the impressive open-plan kitchen/dining area. Designed with both cooking and entertaining in mind, it offers integrated appliances, attractive wooden flooring and bi-fold doors that open onto a courtyard-style garden with decking, seamlessly blending indoor and outdoor living. The bedrooms and bathrooms are arranged across the first and second floors, offering generous accommodation that would suit larger or extended families. The principal bedroom sits at the front of the property and benefits from fitted wardrobes and shutter-style blinds. A second bedroom features a characterful fireplace, while two additional bedrooms are positioned to the rear of the first floor, one of which was used as a home office.*

*This floor also provides a modern fitted shower room. From the landing, stairs lead to the second floor where you'll find a further bedroom and a contemporary family bathroom. Outside, the rear garden is private and enclosed, featuring a patio and decked seating area—perfect for relaxing or entertaining outdoors. The garden has been designed to be low maintenance while still offering a pleasant selection of mature plants and shrubs. To the front of the property there is a walled, enclosed space ideal for bin storage, while residents' permit parking is available on the street. Further benefits include gas central heating, double glazing and a range of attractive period features, including stripped wooden flooring and ornate ceiling roses. For further information or to arrange a time to view, please contact one of our sales tea 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

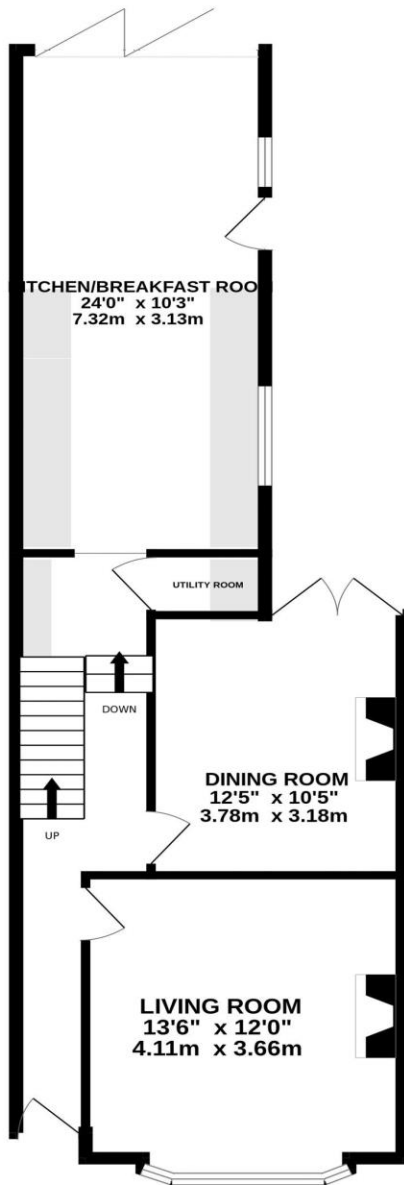


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

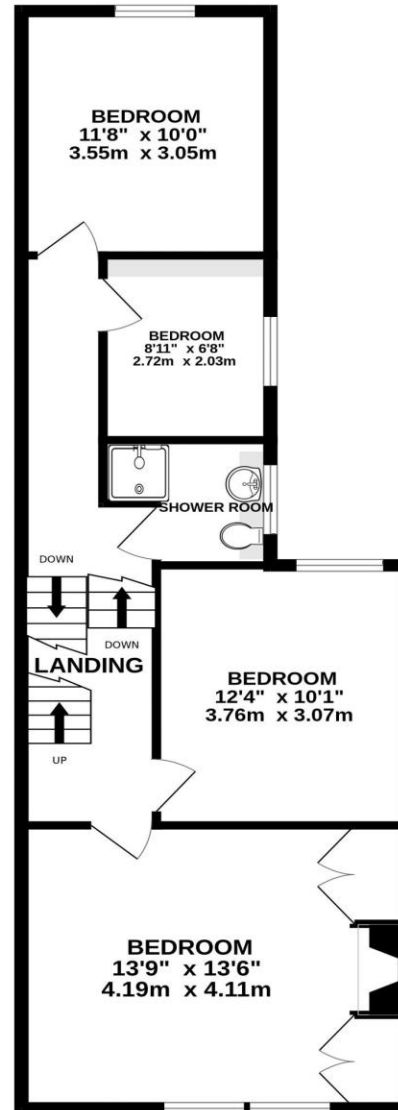




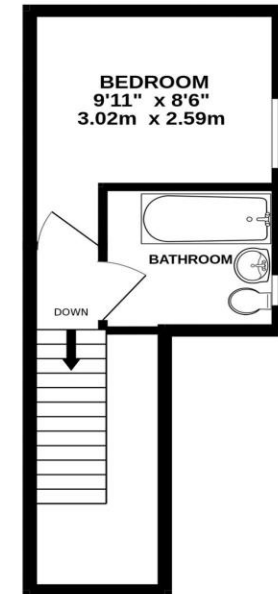
GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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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