



FOR SALE

£380,000

96 Highland Road, Eastney,
Southsea, PO4 9NQ.

Tenure: Freehold

**LAWSON
ROSE**

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This stunning, modern and exceptionally well-presented townhouse was comprehensively modernised and refurbished in recent years, creating a unique and standout home with allocated off-road parking, situated in a popular residential location just a short stroll from Eastney seafront and within easy reach of local amenities. Further benefits include being offered to the market with no forward chain. Formerly a commercial premises, the building was thoughtfully converted into three stylish townhouses, with Number 69 Highland Road occupying the centre position. The property now offers beautifully arranged contemporary living accommodation spread across three spacious floors, perfectly suited for modern day living. Upon entering, a welcoming hallway leads through to a bright and airy open-plan living space, providing a fantastic area to relax and entertain. This flows seamlessly through to a convenient downstairs W.C. before opening into a stunning modern kitchen/dining room, beautifully finished with sleek fitted appliances, ample worktop space and a breakfast bar, ideal for both everyday living and social occasions. To the rear, bi-folding doors open effortlessly onto a well-maintained, low-maintenance south-facing courtyard garden, creating a wonderful indoor-outdoor feel during the warmer months. The courtyard also benefits from rear pedestrian access leading directly to the property's allocated off-road parking space — a hugely valuable addition in such a central Southsea location. The first floor continues to impress, featuring a spacious and attractive landing area with access to two well-proportioned bedrooms, including a superb principal bedroom complete with its own stylish modern en-suite shower room. There is also a sizeable and beautifully appointed family bathroom suite on this floor. A staircase then rises to the top floor, where a further generous double bedroom can be found, offering a versatile space that could suit a variety of uses including guest accommodation, a home office or additional reception space if desired. This is a fantastic opportunity to acquire a fairly unique and beautifully finished home in the area, and we highly recommend an internal viewing to fully appreciate both the quality and space 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.
- Off Road Parking Space & 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)



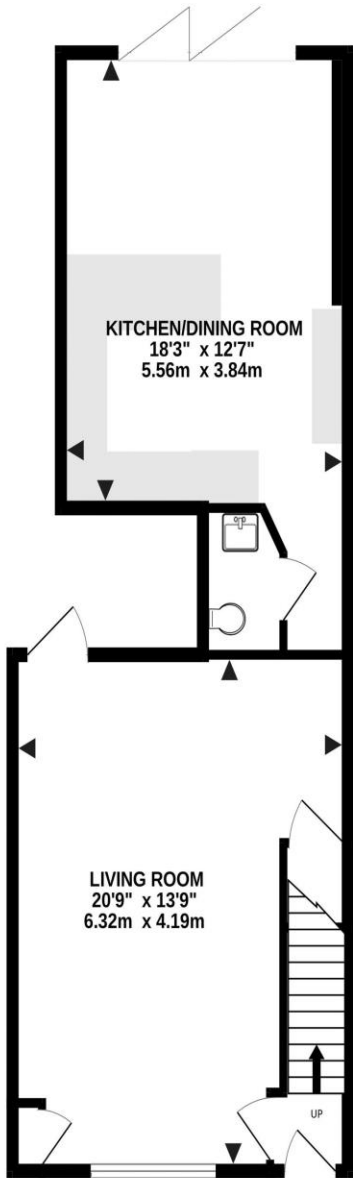
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

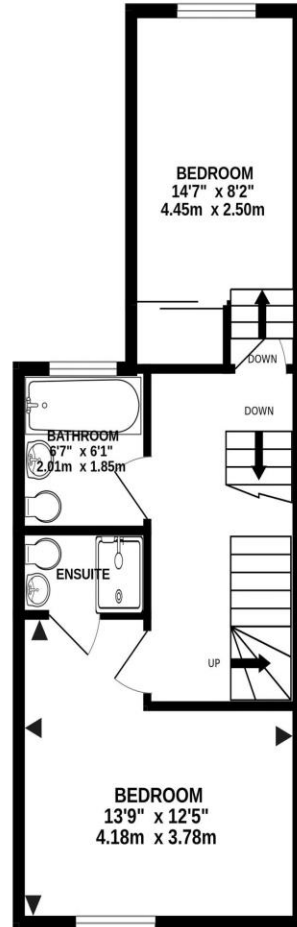




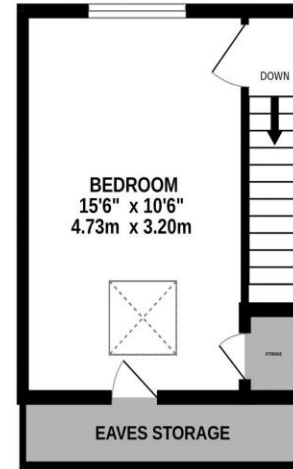
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	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.