



FOR SALE

£695,000

24 Brading Avenue,
Southsea, PO4 9QJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

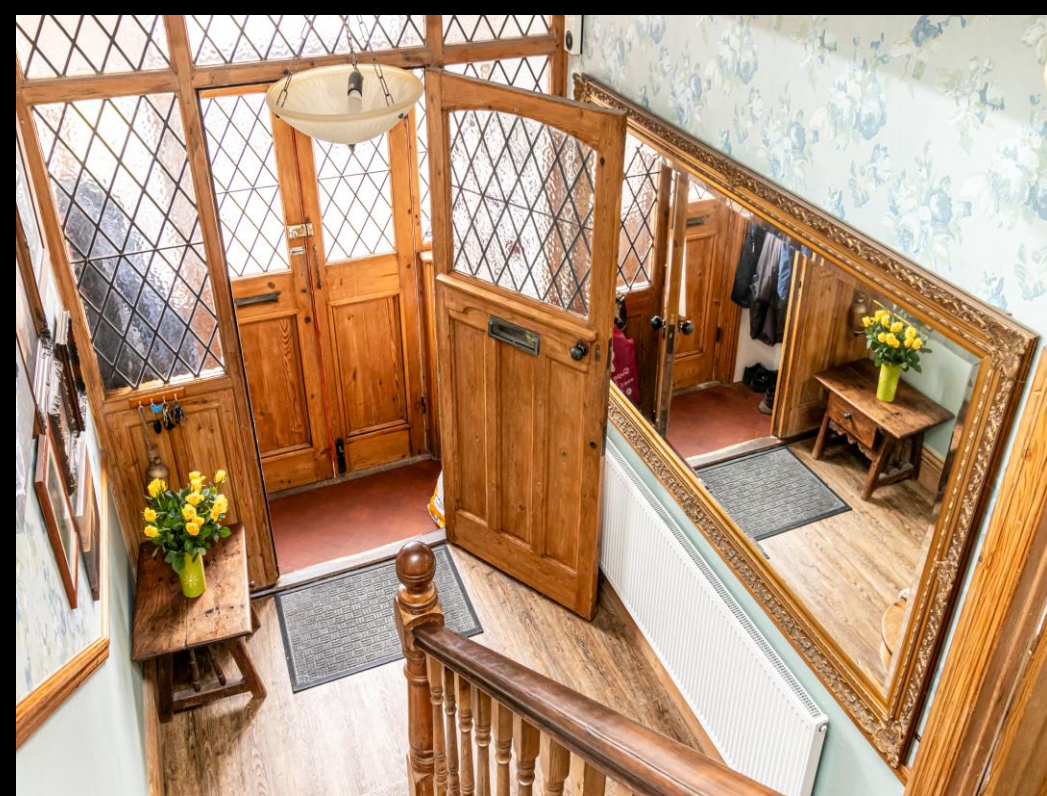
This charming and characterful terraced home is situated in one of Southsea's most sought-after and desirable residential locations, just moments from the seafront and promenade. Positioned on the ever-popular Brading Avenue, the property enjoys an enviable setting within easy reach of the coastline, nearby parks, local amenities and a selection of popular cafés, making it an excellent choice for those looking to enjoy all that Southsea has to offer. Beautifully combining character, generous living accommodation and practical modern features, the home provides a welcoming and versatile layout ideal for family living. Upon entering, the property offers two substantial and separate reception rooms, perfect for both everyday living and entertaining guests. There is also a fitted kitchen, a separate utility area and a convenient downstairs W/C, adding to the practicality of the accommodation. The first floor provides three well-proportioned bedrooms, all served by a stylish family bathroom suite. A further staircase rises to the impressive principal bedroom, creating a private retreat complete with an En-suite shower room and even a glimpse of the iconic Spinnaker Tower from its elevated position. Additional benefits include double glazing, gas central heating, rear pedestrian access to the garden and the rare advantage of gated off-road parking, a highly desirable feature in this part of the city. The enclosed rear garden provides an excellent outdoor space to enjoy throughout the warmer months, whether relaxing with family or entertaining friends. Given the property's highly regarded location, just a short stroll from Southsea's seafront and promenade, together with the generous accommodation and array of benefits on offer, we anticipate a strong level of interest. Therefore, an early internal viewing is strongly recommended. For further information or to arrange a viewing, please contact the Lawson Rose sales team on 02392 367779.

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.
- Gated Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band F
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

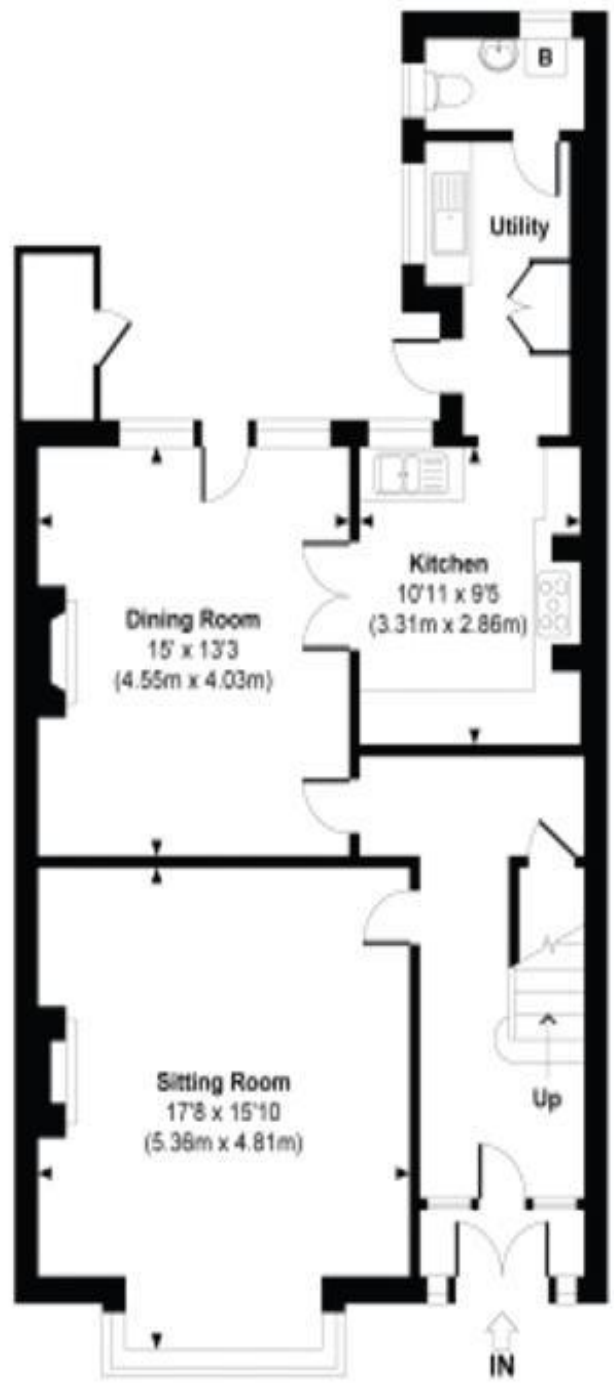


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

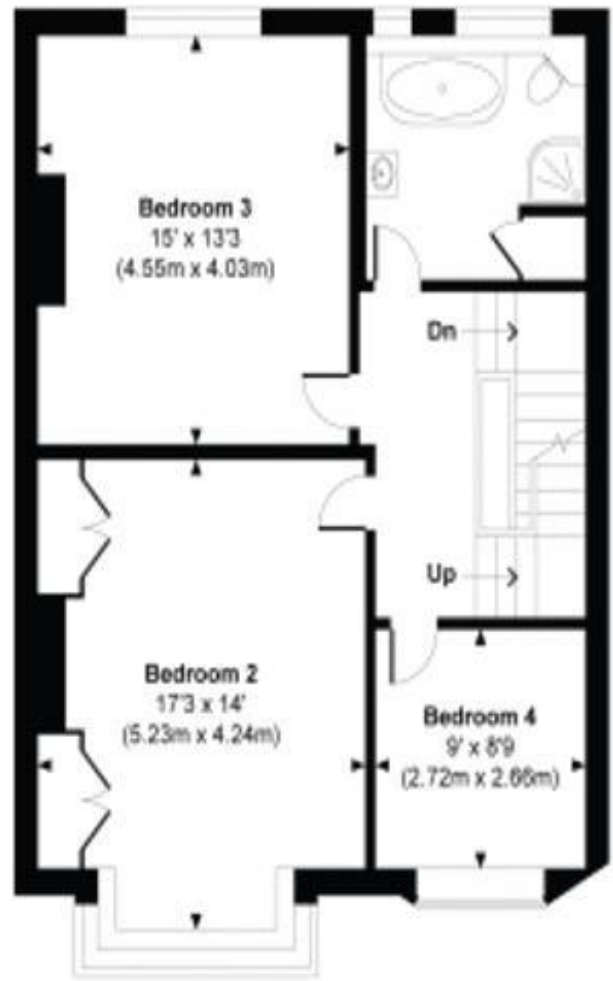




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Indicates restricted room height less than 1.5m