



FOR SALE

£275,000

103 Talbot Road,
Southsea, PO4 0HB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

This three-bedroom bay & forecourt end of terrace property, situated in a convenient and popular Southsea location close to local amenities and Fratton train station, could make for an ideal first-time or family home. Located on Talbot Road, the property provides well-proportioned and versatile living accommodation throughout. Upon entering, there is a spacious and welcoming living room complete with a large bay window and feature fireplace, creating a warm and inviting main reception space. There is also a handy downstairs W.C., ideal for modern family living. To the rear of the property is a generous open-plan kitchen/dining area, providing a fantastic social space to relax, dine and entertain. Bright and airy throughout, the room benefits from double doors that open directly onto the beautifully maintained, low-maintenance west-facing rear garden, allowing for a wonderful indoor-outdoor feel during the warmer months. The rear garden itself has been well kept and offers a pleasant space to enjoy, whilst to the rear of the plot there is a substantial store/workshop, offering excellent additional storage or potential workspace. The first floor then provides three bedrooms, including two great-sized double rooms and a well-proportioned third bedroom which would suit a child's room, nursery or home office. There is also a modern fitted bathroom suite completing the accommodation. Given the location and opportunity on offer, we highly recommend an internal viewing to fully appreciate everything this home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

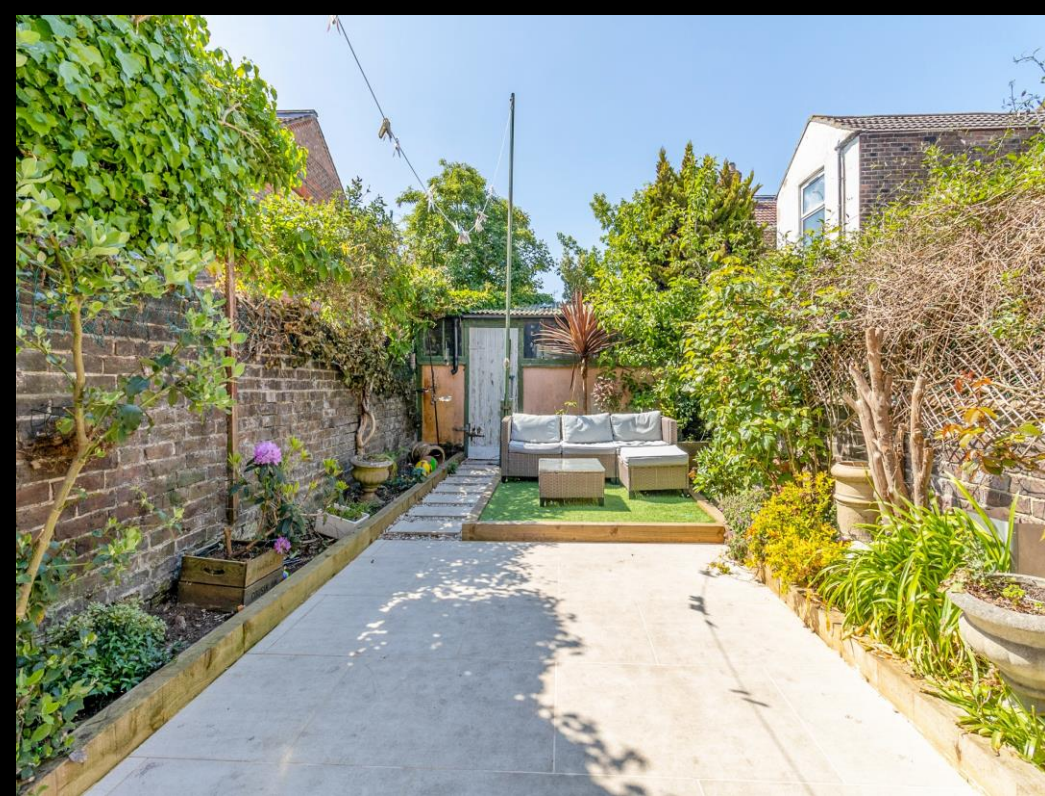
Material Information:

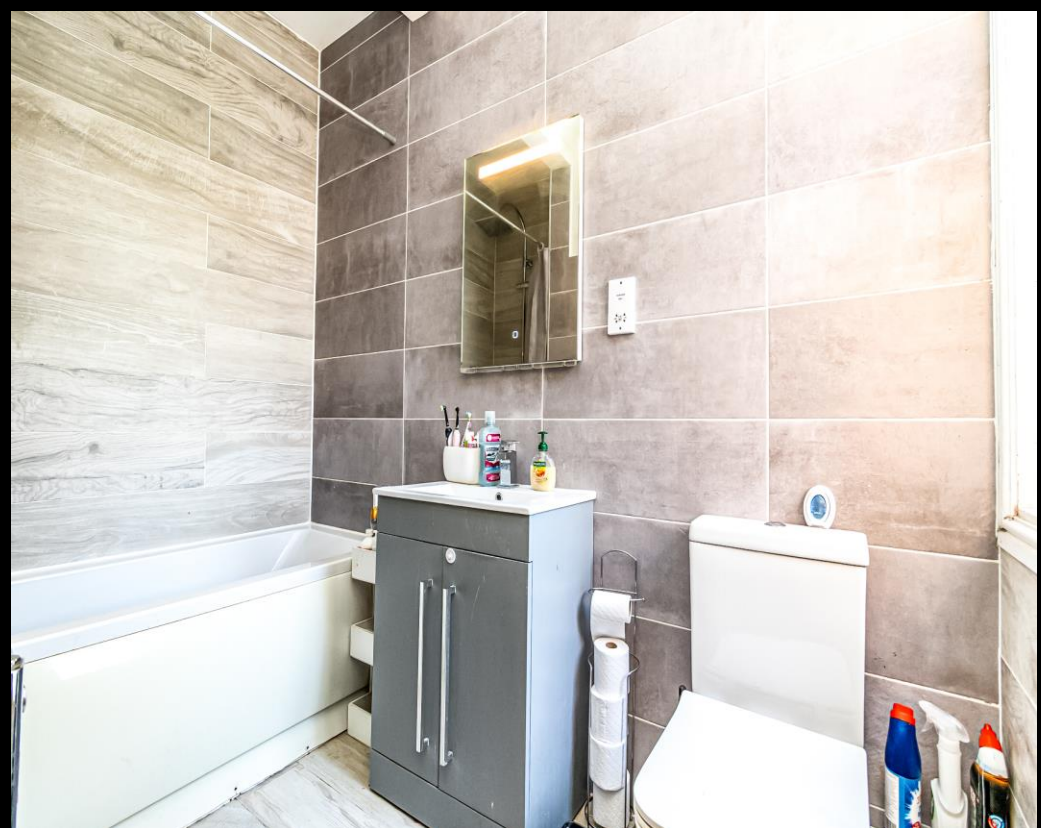
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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 **B**
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



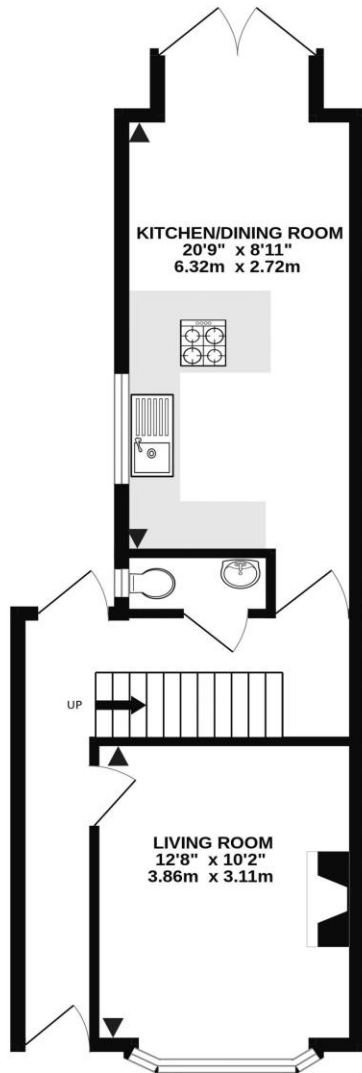
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

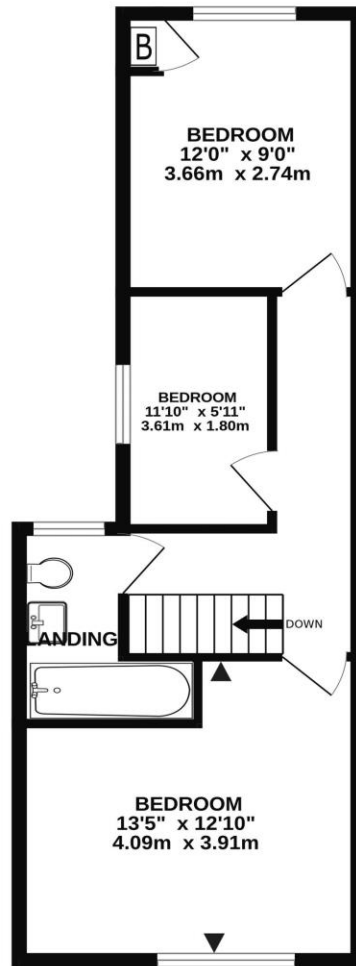




GROUND FLOOR



1ST FLOOR



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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103 Talbot Road, PO4 0HB

Energy rating
D

Valid until 09.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.