



# FOR SALE

£280,000

17 Pleasant Road,  
Southsea, PO4 8JU.

Tenure: Freehold

ESTATE AGENTS  


L A W S O N  
R O S E

## PROPERTY DESCRIPTION

Beautifully modernised and impeccably presented throughout, this stunning two-bedroom terraced home perfectly blends contemporary style with homely charm. Tucked away on a peaceful cul-de-sac in the ever-popular Milton area, Pleasant Road offers a wonderful setting for those seeking a first home or a stylish space for family living. From the moment you step inside, it's clear that great care and attention have gone into every detail. The inviting living room sets the tone, featuring a striking fireplace, tasteful décor, and a cosy atmosphere — the perfect spot to unwind after a long day. Moving through, the property opens up into a truly impressive, modern kitchen fitted with sleek appliances, generous worktop space, and ample storage. This flows seamlessly into a bright and spacious dining area, where elegant bi-folding doors extend the living space into the beautifully maintained, enclosed rear garden — an ideal place for alfresco dining or entertaining friends in the summer months. Upstairs, there are two beautifully presented and well-proportioned bedrooms. The principal bedroom features a superb range of built-in wardrobes, while the second offers excellent flexibility as a guest room, nursery, or home office. Completing the home is a stylish and spacious four-piece bathroom suite, thoughtfully designed to include both a bathtub and a separate walk-in shower, adding a touch of luxury to everyday living. Further benefits include gas central heating, double glazing throughout, and to the rear of the garden, a versatile brick-built workshop that's ideal for storage or hobbies. The property is also being offered with no forward chain, making for a smooth and straightforward move. This is a home that truly needs to be seen to be appreciated. To arrange your viewing or for more information, 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, 02 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)

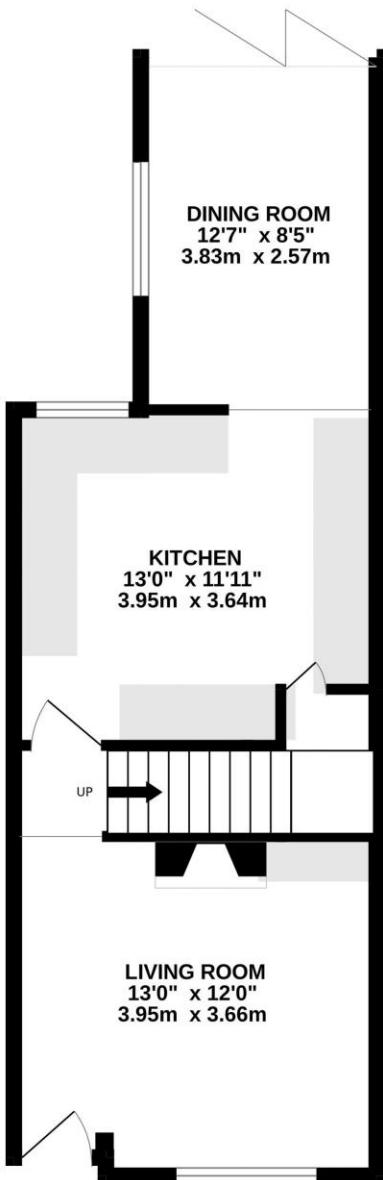


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**131 Winter Road, Southsea, PO4 8DS**

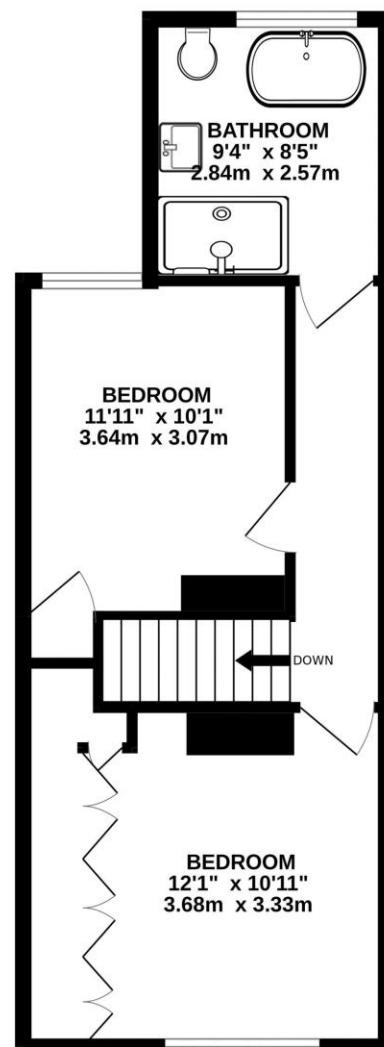




GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.1 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.