



**FOR SALE**

**£485,000**

7 St. Simons Road,  
Southsea, PO5 2PE.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

# PROPERTY DESCRIPTION

This charming and highly distinctive period home is set in the very heart of Central Southsea, ideally positioned just moments from a range of local amenities, highly regarded schools, and within a short stroll of the seafront and promenade. Arranged over four beautifully proportioned floors, the property offers an impressive level of versatile accommodation whilst retaining an abundance of original character and period charm throughout. Behind its attractive façade, the hall floor presents two elegant and spacious reception rooms, both rich in character and featuring stunning original fireplaces. The front reception is further enhanced by a large bay window, flooding the space with natural light and creating a wonderful sense of scale. The lower ground floor provides additional living space, with a third reception room ideally suited as a formal dining room or secondary sitting area. This leads through to a well-appointed fitted kitchen positioned to the rear of the property. From here, a door opens directly onto the delightful, well-maintained mature rear garden – a peaceful and private enclosed space, perfect for relaxing or entertaining. To the first floor, you will find two generous double bedrooms, both bright, comfortable and well-proportioned. A further staircase rises from the impressive landing to the top floor, where two additional charming double bedrooms are located, completing the versatile family accommodation. This wonderful home effortlessly blends period elegance with spacious modern living and would make an exceptional long-term family residence in this highly sought-after Central Southsea location. Given the calibre of accommodation on offer, an internal viewing is strongly recommended to fully appreciate all that this superb property 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: 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 E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

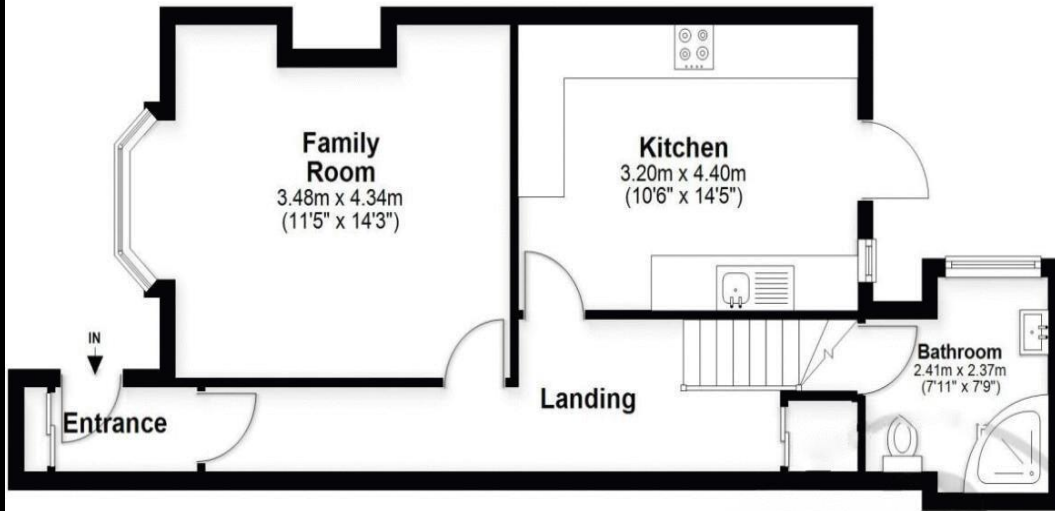


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

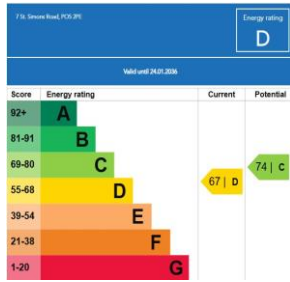
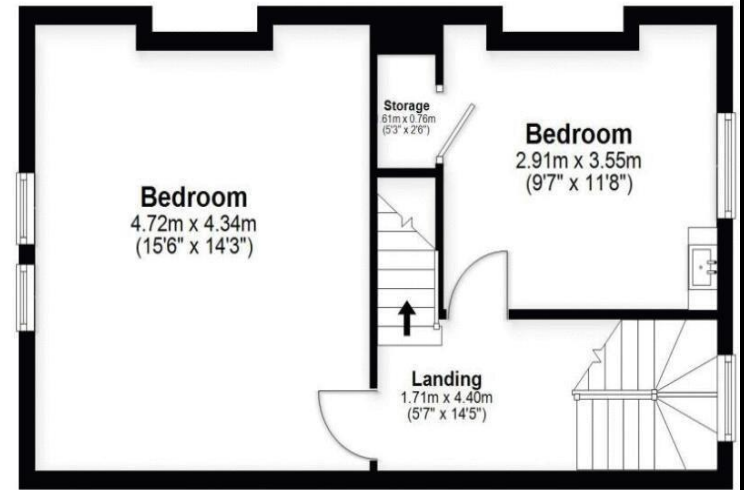




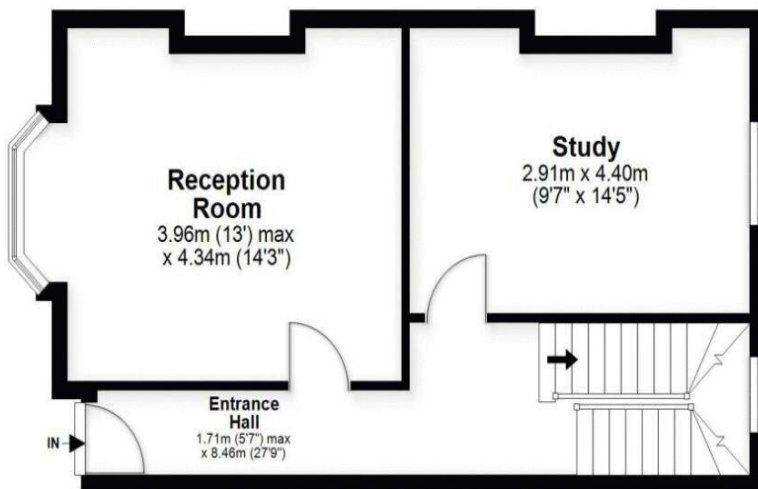
### Lower Ground Floor



### First Floor



### Ground Floor



### Second Floor

