



FOR SALE

£335,000

29 Napier Road,
Southsea, PO5 2RA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

LAWSON
ROSE

PROPERTY DESCRIPTION

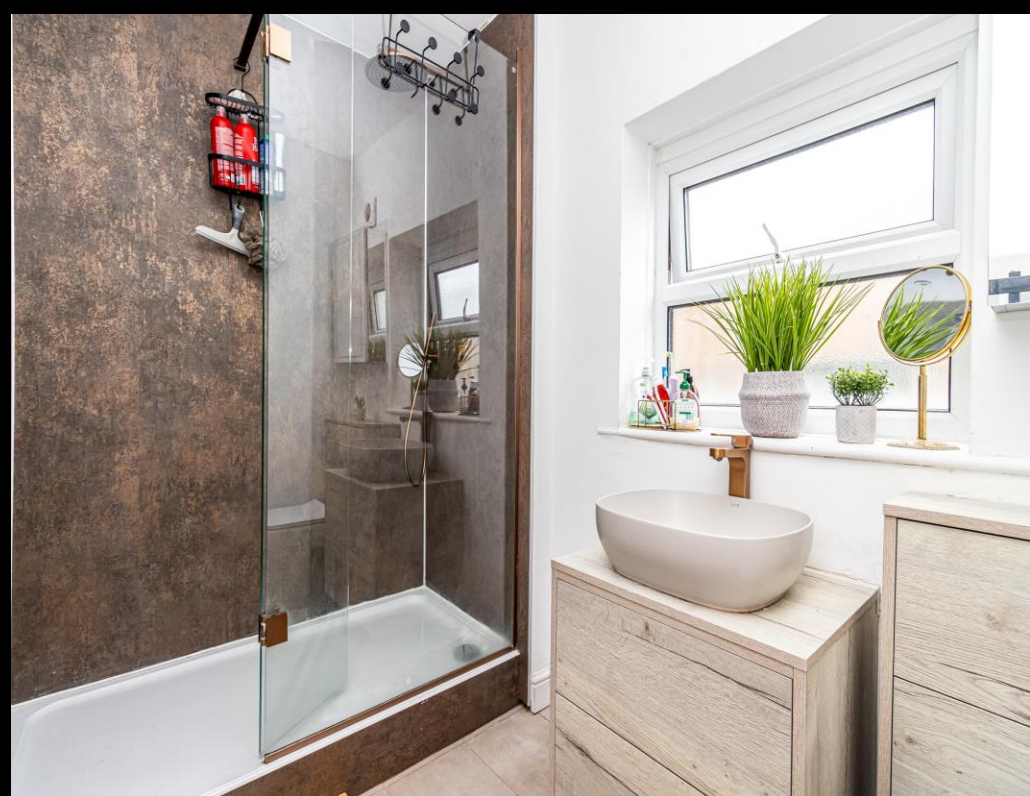
This stylish, traditional brick-fronted terraced home is ideally positioned in the heart of central Southsea, just moments from the vibrant amenities of Albert Road and a short stroll from the iconic Kings Theatre. Located on the ever-popular Napier Road, the property offers a beautifully presented and deceptively spacious interior. At its heart is a bright and airy open-plan living/ dining space, thoughtfully designed to create a welcoming and sociable environment—perfect for both relaxing and entertaining. Moving through the home, the hallway leads to a contemporary, stylishly fitted shower room, complete with a large built-in storage cupboard. To the rear, a beautifully appointed modern kitchen overlooks the low-maintenance, well-kept rear garden, measuring approximately 35ft—an ideal outdoor space to enjoy throughout the year. Upstairs, the first floor provides three generously sized double bedrooms, all well-presented and naturally bright, along with the added convenience of a first-floor W.C. In our opinion, this is a fantastic opportunity for first-time buyers or those seeking a long-term family home in a highly sought-after Southsea location. We highly recommend an internal viewing to fully appreciate everything this 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: 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)

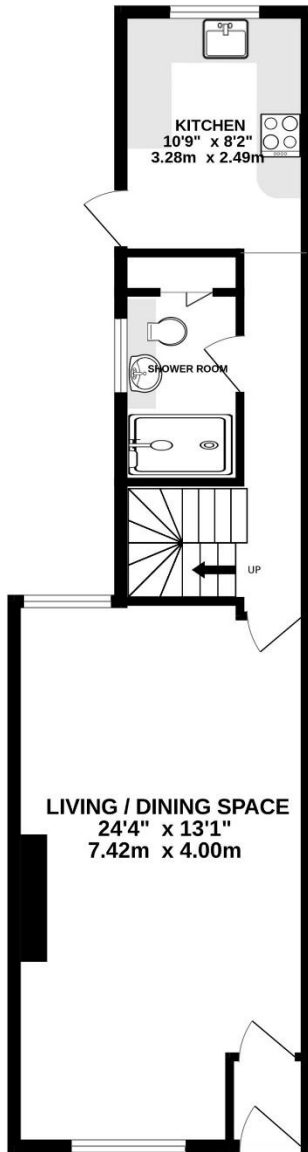


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

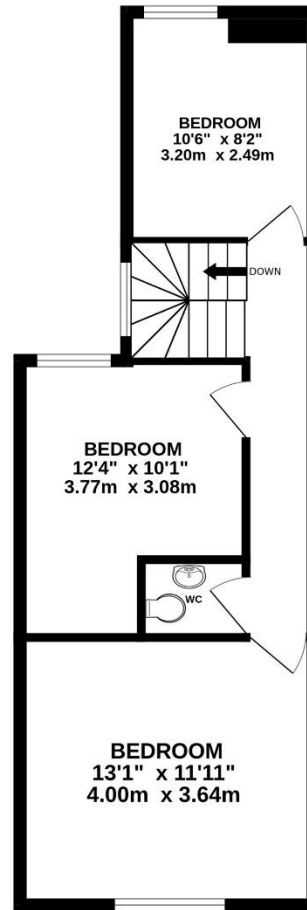




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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29 NAPIER ROAD, SOUTHSEA, PO5 2RA		Energy rating	
		E	
Valid until 12.11.2029			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.