



# FOR SALE

Offers in Excess of £325,000

31 Kimberley Road,  
Southsea, PO4 9NP.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This spacious four-bedroom bay and forecourt home is located in a highly requested pocket of PO4 and offers well-balanced living accommodation arranged over three floors. Offered to the market with no forward chain, the property presents an excellent opportunity for families seeking space in a popular Southsea location. Situated on Kimberley Road in Southsea, the home welcomes you with an inviting hallway that leads through to a generous open-plan lounge/dining room. The large bay window to the front elevation allows natural light to flood the space, creating a bright and comfortable setting ideal for both everyday living and entertaining. To the rear, there is a fitted kitchen, a convenient downstairs W.C, and a useful lean-to providing additional storage or utility space. The first floor hosts three well-proportioned bedrooms along with a fitted family bathroom suite. A further staircase rises to the top floor where the impressive principal bedroom can be found — a spacious retreat complete with its own en-suite bathroom and a walk-in wardrobe/storage area, offering both comfort and practicality. Externally, the property benefits from a low-maintenance rear garden, providing an enjoyable outdoor space without the upkeep. In our opinion, this is a fantastic opportunity to acquire a sizeable family home in one of Southsea's most desirable residential locations. Given the space and flexibility on offer, we highly recommend an internal viewing to fully appreciate all that 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: 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
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

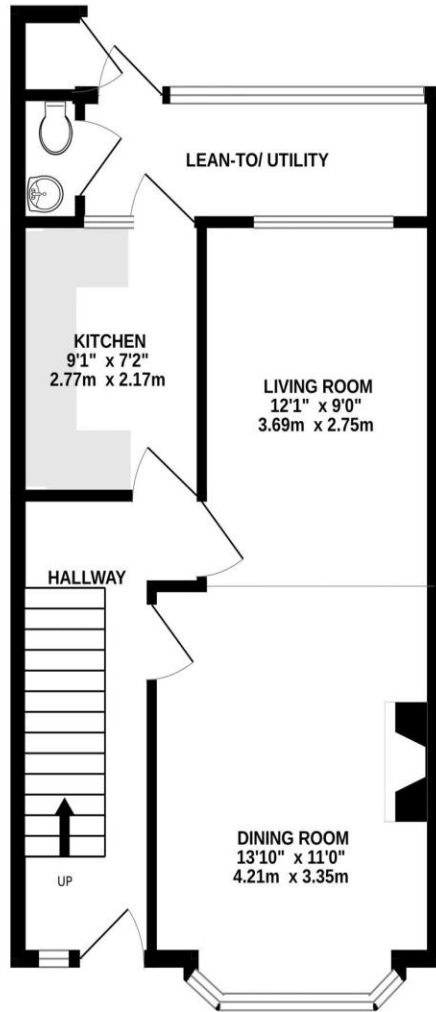


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

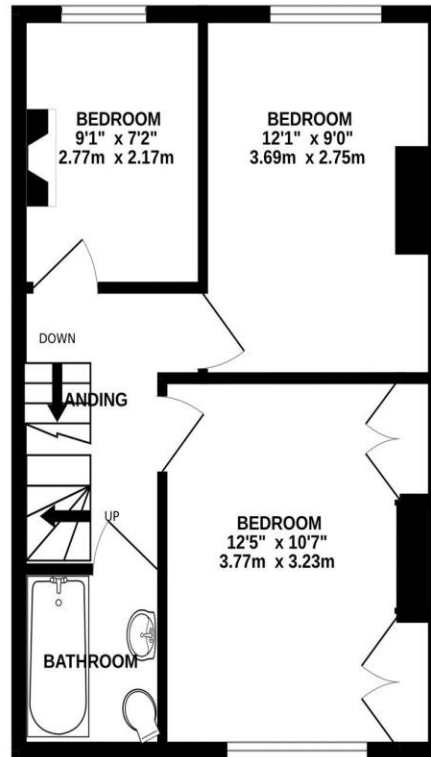




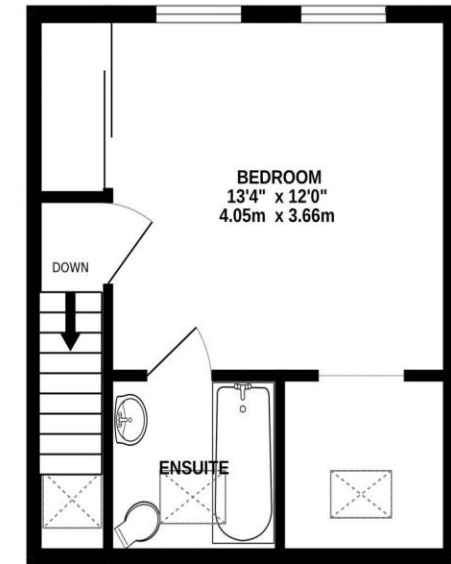
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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.

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.