



FOR SALE

£325,000

12 Prince Regent Court King Street,
Southsea, PO5 4EA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

No Forward Chain! This delightful and modern terraced home is quietly tucked away within a sought-after pedestrian cul-de-sac in central Southsea, offering the rare benefit of both a garage and allocated off-road parking. Situated in Prince Regent Court, King Street, this versatile property could make an excellent first-time purchase, a great option for those seeking to downsize, or a fantastic city home for anyone wanting to be close to the vibrant heart of Southsea. Stepping inside, you're welcomed by an inviting hallway that leads to a handy downstairs W.C. The spacious open-plan living and dining room forms the hub of the home, seamlessly flowing into a modern fitted kitchen and a bright rear conservatory — the perfect spot to relax or entertain while overlooking the well-kept, low-maintenance garden. Upstairs, the accommodation provides three well-proportioned bedrooms, with two benefiting from built-in wardrobes, alongside a stylish fitted shower room. The property is fully double glazed, gas centrally heated, and enjoys rear pedestrian access from the garden leading directly to the garage (in block) and private parking space. With its peaceful setting, practical layout, and desirable location, this is a home that truly needs to be seen to be appreciated. For more information or to arrange your 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.
- Garage / Allocated Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

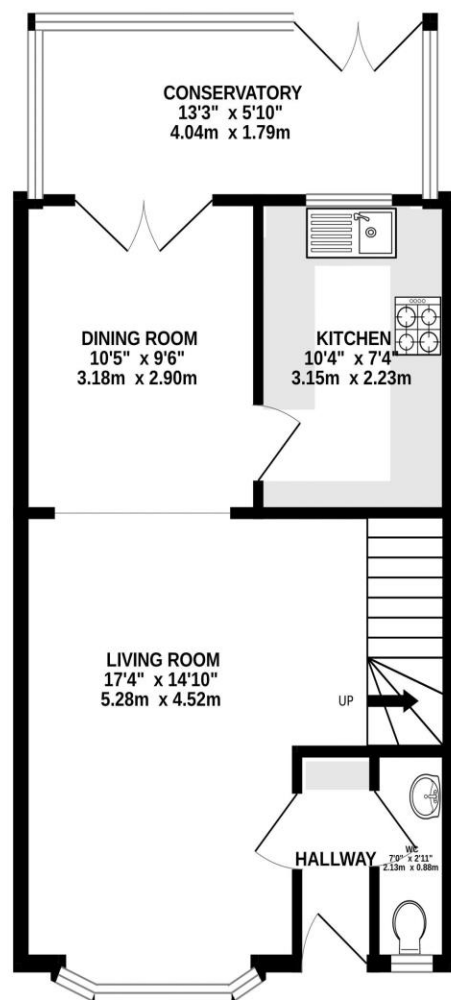


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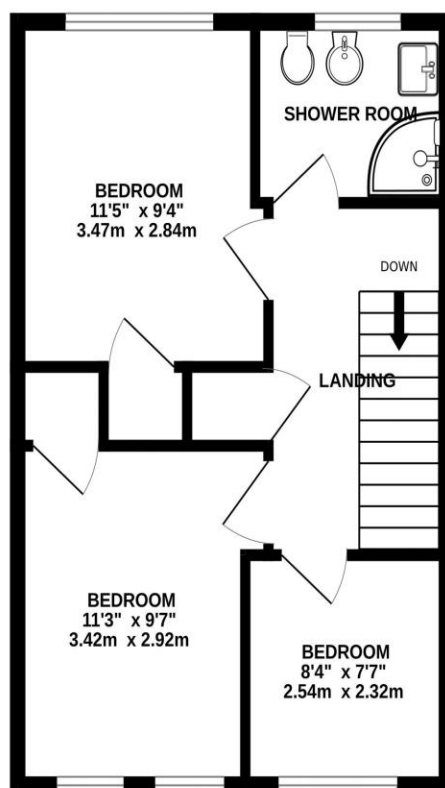




GROUND FLOOR



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