



# FOR SALE

## £225,000

65 Talbot Road,  
Southsea, PO4 0HA.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This charming two-bedroom, bay & forecourt property is conveniently located close to local amenities and is offered to the market with no forward chain—making it an excellent opportunity for first-time buyers or a young family. Situated on Talbot Road in central Southsea, the home offers bright, well-balanced accommodation throughout. Upon entering, the property provides a spacious and airy living room, enhanced by a large bay window that allows natural light to pour in. There is also a secondary reception room, currently used as a formal dining area, complete with a useful understairs storage cupboard—ideal for modern day living. Moving through the home, a stylish and contemporary fitted kitchen leads to a generous four-piece bathroom suite, offering both practicality and comfort. Upstairs, the first floor boasts two well-proportioned double bedrooms, both featuring attractive fireplaces and built-in wardrobes, adding character and useful storage. Externally, the property benefits from a well-maintained west-facing rear garden, perfect for enjoying the afternoon and evening sun. To the rear, there is a brick-built workshop with power and lighting—an excellent addition for storage, hobbies or home working. In our opinion, this is a fantastic opportunity to acquire a well-located and characterful home with plenty to offer. We highly recommend an internal viewing to fully appreciate the space, charm and potential on 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

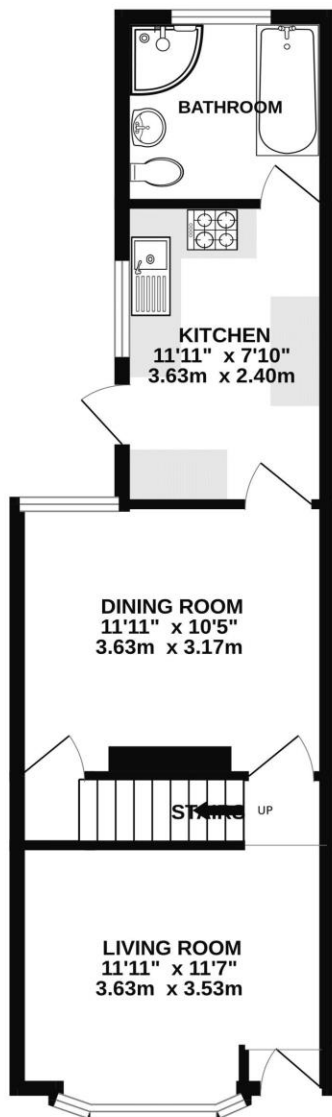


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

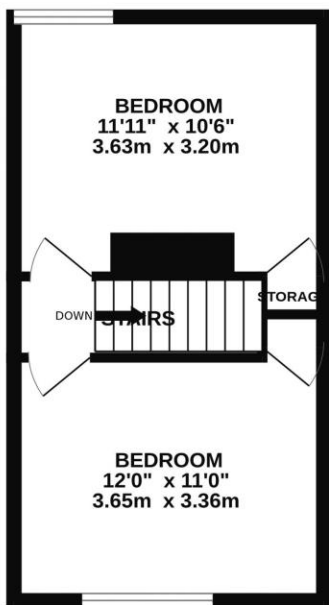




GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2026