



FOR SALE

£325,000

30 St. Peters Grove, ,
Southsea, PO5 1LS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

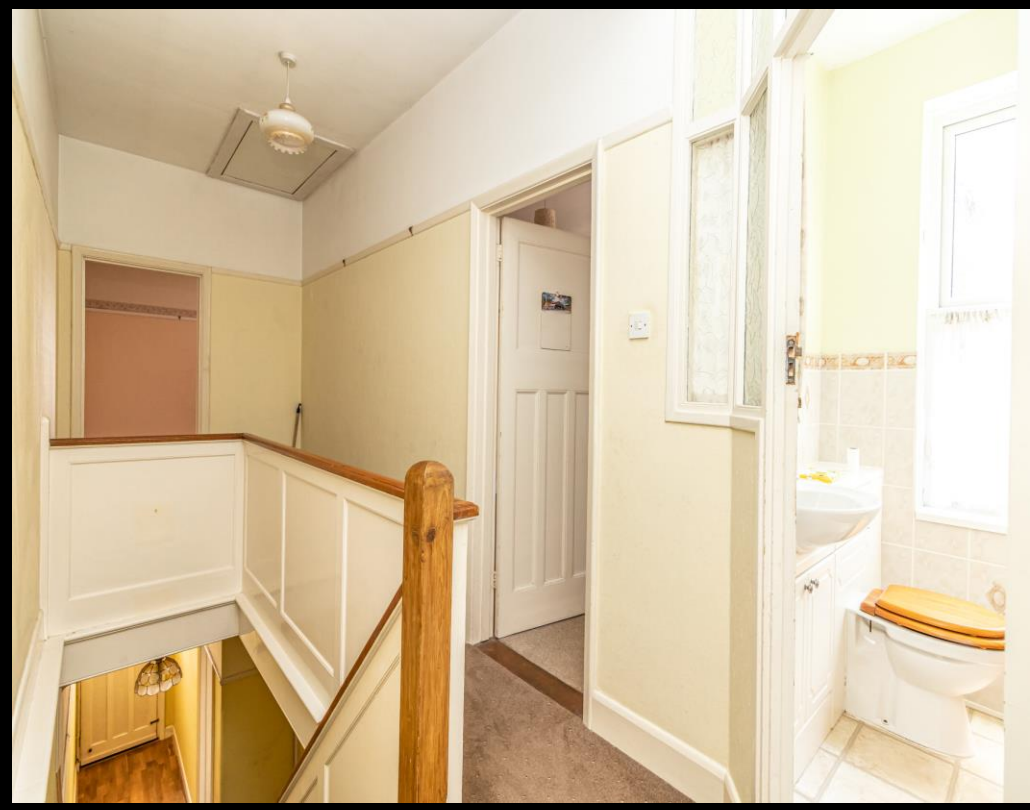
A wonderful opportunity to acquire this substantial four-bedroom, double bay & forecourt property in the heart of the city, just moments from local amenities and offered with no forward chain. Situated on St Peters Grove in Southsea, this impressive home, although requiring modernisation, presents the perfect opportunity for buyers looking to create a spacious family home tailored to their own tastes and requirements. Upon entering, you are welcomed by a generous hallway leading to a sizeable front reception room, ideal as a main living space, complete with a large bay window that fills the room with natural light. There are two further reception rooms, offering excellent versatility and the potential for a formal dining room, family room, home office or playroom. The rear reception room leads through to a fitted kitchen with a large pantry, which in turn opens into a useful lean-to/conservatory providing access to the garden. The ground floor further benefits from a convenient W.C., along with an additional separate cloakroom off the hallway. Externally, the property boasts a mature west-facing rear garden measuring approximately 31ft, providing a pleasant outdoor space to enjoy the afternoon and evening sunshine. To the first floor, the home offers four well-proportioned bedrooms, each with its own character and benefitting from built-in wardrobes. A fitted family bathroom completes the accommodation. With its generous room sizes, flexible layout and huge potential throughout, this is a fantastic opportunity to acquire a substantial family home in a popular Southsea location. 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

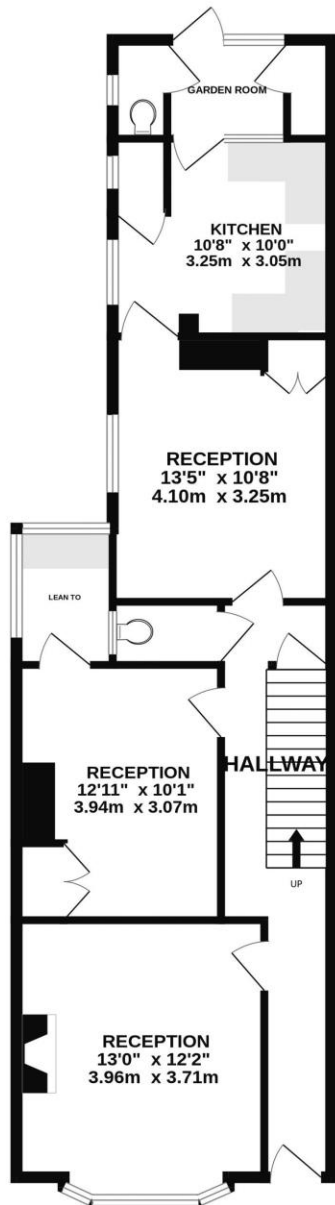


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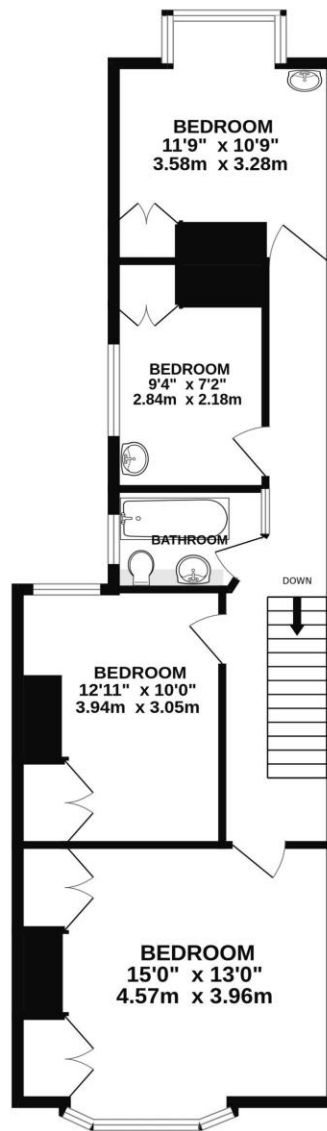




GROUND FLOOR



1ST FLOOR



30 St. Peters Grove, PO5 1LS

Energy rating **C**

Valid until 25.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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.
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