



**FOR SALE**

**£325,000**

72 Crofton Road,  
Southsea, PO4 8NY.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

  
LAWSON  
ROSE

## PROPERTY DESCRIPTION

An exciting opportunity to acquire this sizable three-bedroom, end of terrace home with a driveway and off-road parking, located in a popular residential area of Milton. Situated on Crofton Road, the property has been well loved and carefully maintained over the years, and is now ready for its next chapter, offering excellent potential for a new owner to make it their own. To the front of the property is a charming garden alongside valuable off-road parking — a real rarity in the area. Upon entering, you are welcomed by an inviting and spacious hallway, with doors leading to a generous living room featuring a characterful fireplace, as well as a secondary reception room currently used as a formal dining area. This flows seamlessly into a rear conservatory, which enjoys delightful views over the garden and provides a lovely additional living space. A modern fitted kitchen completes the ground floor accommodation. The first floor offers three well-proportioned bedrooms, all neatly presented, along with a spacious shower room. Externally, the property boasts a mature, westerly-facing rear garden, ideal for enjoying afternoon and evening sun, along with plenty of space for relaxing, gardening or entertaining. Offered to the market with no forward chain, this home presents a fantastic opportunity in a sought-after location. Given the space, potential and off-road parking on offer, 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.
- Driveway / Off Road Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



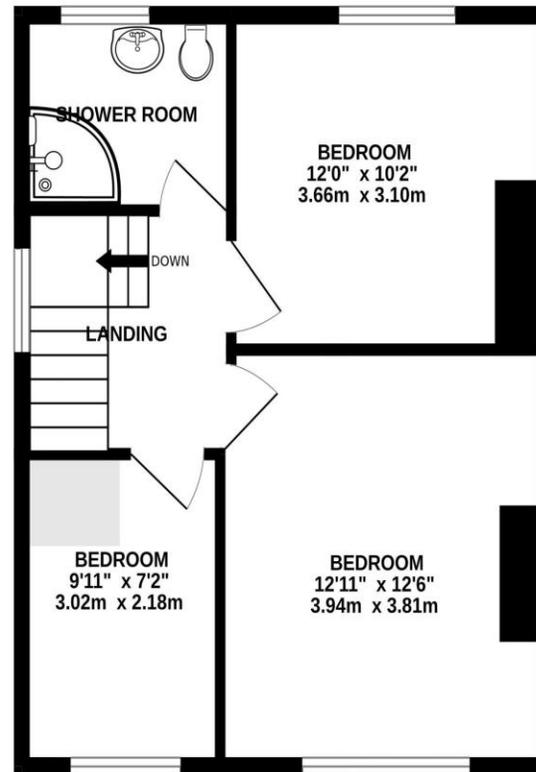
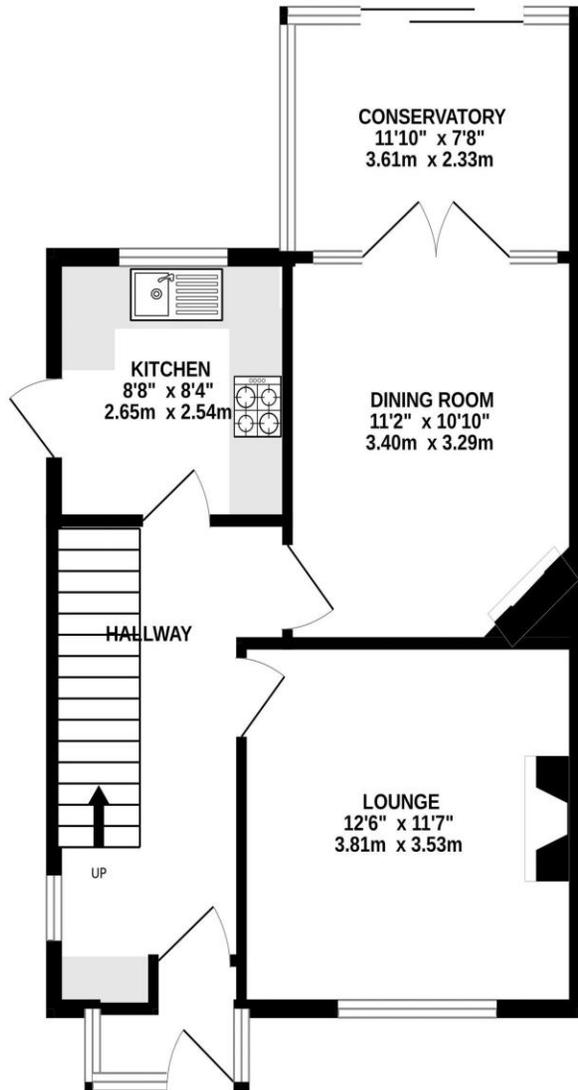
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**





GROUND FLOOR

1ST FLOOR



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