



FOR SALE

Offers in Excess of £325,000

16 Granada Road,
Southsea, PO4 0RH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

LAWSON
ROSE

LAWSON
ROSE

PROPERTY DESCRIPTION

This well presented terraced home lies just a short stroll from the seafront, promenade and Canoe Lake, and could make for an ideal family home in a popular coastal location. Situated on Granada Road in Southsea, the property provides spacious and versatile living accommodation set over three floors, making it well suited for growing families or those looking for flexible living space. Upon entering, the property opens into a welcoming hallway, off which is a sizeable open plan living/dining room, a bright and sociable space which flows through to a fitted kitchen with plenty of storage and worktop space. There is also a separate utility area providing additional practicality and access to the rear garden. Externally, the property benefits from a low maintenance, south-facing courtyard garden. The first floor provides two good sized bedrooms alongside a spacious four-piece family bathroom suite, complete with both a bath and separate shower. A staircase then rises to the second floor where two further bedrooms and a fitted shower room can be found, offering flexible accommodation that could suit a variety of needs. Located within easy reach of local amenities, popular schooling, the seafront and Southsea's well known attractions, we highly recommend an internal viewing to appreciate all the 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: 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)

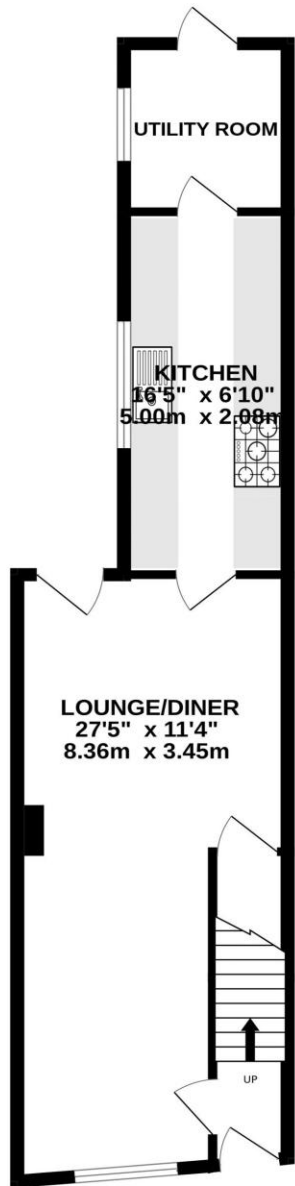


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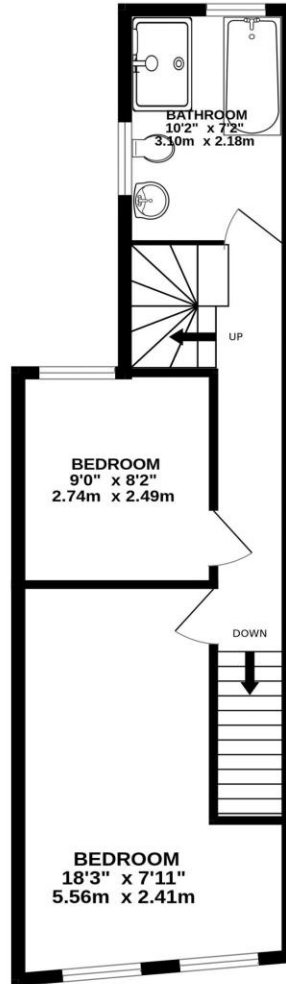




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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.

TOTAL FLOOR AREA : 1252sq.ft. (116.3 sq.m.) approx.

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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