



# FOR SALE

**£270,000**

1 Joseph Court,  
Portsmouth, PO3 6FT.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**



## PROPERTY DESCRIPTION

This beautifully presented two-bedroom end-of-terrace property could make for an ideal first-time or family home. Tucked away in a quiet pedestrian cul-de-sac on a modern private estate in the heart of the city, this stylish home further benefits from an allocated off-road parking space. Situated on Joseph Court, the property welcomes you with an inviting hallway providing access to a convenient ground floor W.C. and a smart, modern fitted kitchen. Moving through the home, there is a spacious open-plan living area with a useful storage cupboard and sliding doors leading into a sizeable rear conservatory with a glass-pitched roof, allowing plenty of natural light to flood the space. The conservatory enjoys pleasant views over the well-kept, west-facing, low-maintenance garden and features bi-folding doors, seamlessly opening the space out onto the garden — perfect for relaxing or entertaining during the warmer months. The first floor provides a fitted bathroom suite and two good-sized double bedrooms, both benefiting from built-in wardrobes, with the master bedroom enjoying its own en-suite shower room. Additional benefits include double glazing and gas central heating throughout, plus rear pedestrian access from the garden leading directly to the allocated parking space. In our opinion, this is a fantastic opportunity and we highly recommend an internal viewing to fully appreciate all the home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose Sales Office today.

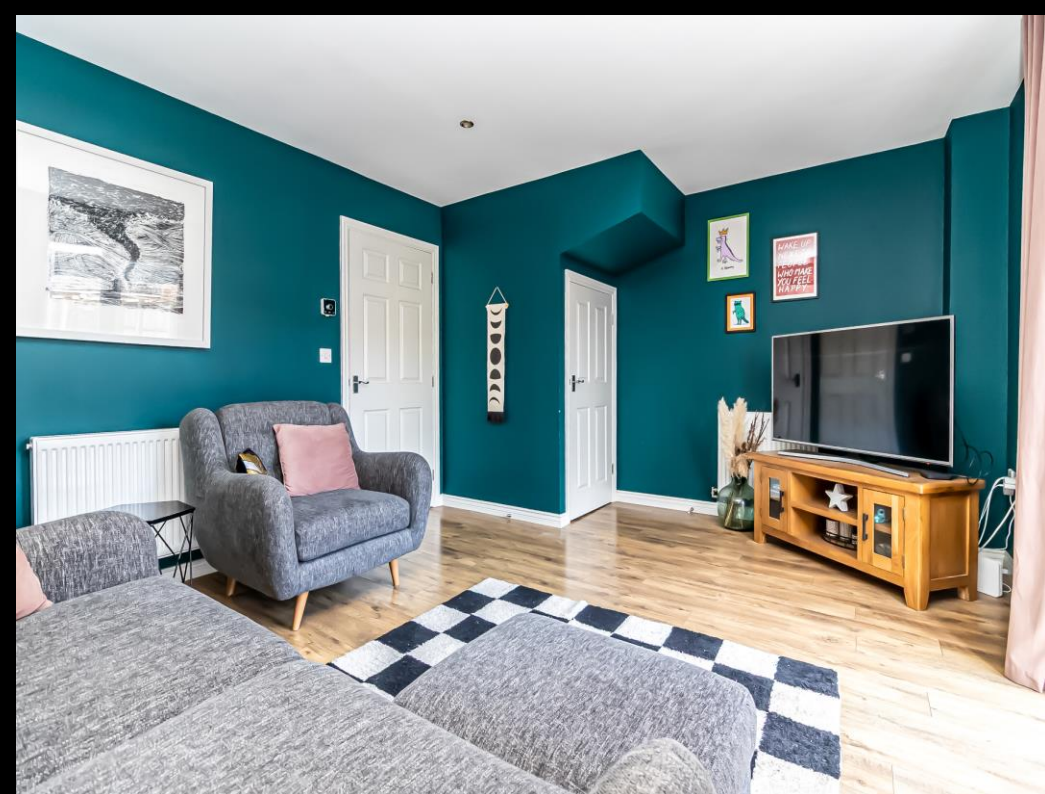
### Material Information:

- 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.
- Parking: Allocated Off Road Parking Space
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Estate Charge: Remus Management - £24.00 P/M



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



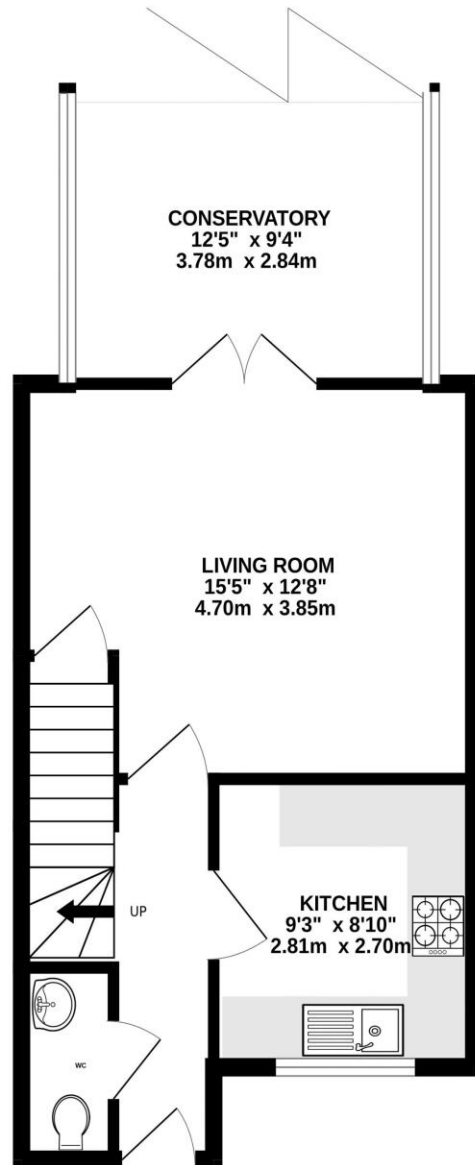




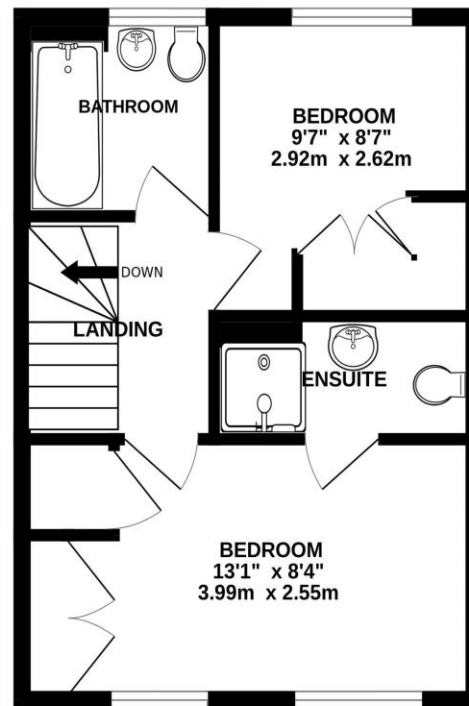




GROUND FLOOR



1ST FLOOR



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