



# FOR SALE

## £250,000

83 Highgate Road, ,  
Portsmouth, PO3 5AS.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Beautifully Presented Two Bedroom Home – Formerly Three Bedrooms. Lovingly modernised and beautifully maintained by the current owner, this terraced property on Highgate Road offers a fantastic opportunity to purchase a stylish and well-proportioned home in one of PO3's most popular residential pockets. Perfect for first-time buyers or growing families, the home blends modern finishes with practical living spaces. Upon entering, you're greeted by a bright and welcoming living room, with a large window that fills the space with natural light. The room flows seamlessly into a generous dining area – ideal for entertaining or family meals – which then leads through to a sleek, contemporary fitted kitchen. To the rear, a charming conservatory creates an additional living space, overlooking and opening out onto the landscaped, low-maintenance garden that stretches approximately 33ft, perfect for summer gatherings, gardening, or simply relaxing in the sunshine. The first floor continues to impress, with access to the loft and a drop down ladder, two excellent double bedrooms, both accessed off the landing, and a modern, high-quality fitted shower room. Originally a three-bedroom home, the layout has been reconfigured to provide larger bedroom space, offering flexibility and comfort for today's lifestyle needs. This wonderful property is ready to move into and enjoy, with the added advantage of being set in a highly requested location, close to local amenities, transport links, and well-regarded schools. We strongly recommend arranging an internal viewing to fully appreciate all this home has to offer. For further information or to book your appointment please contact the Lawson Rose sales office today.

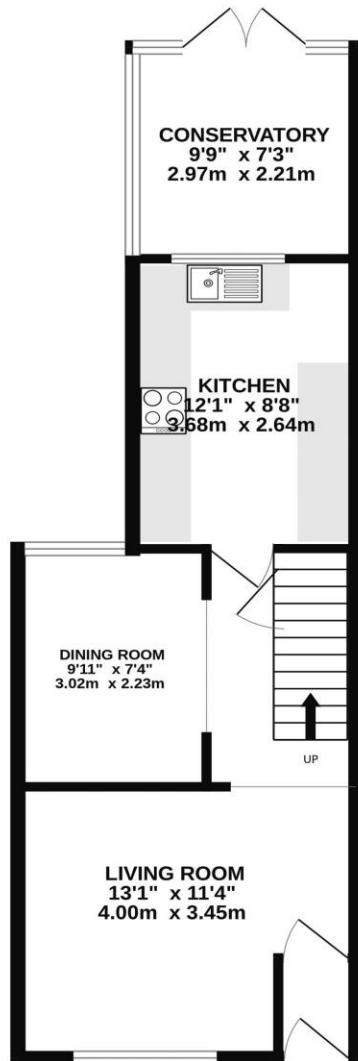
### Material Information:

- 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
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease:
- Term:
- Management Company:
- Service Charge:
- Ground Rent:
- Lease Restriction: A copy of the lease is available upon request.
- Please also add anything else in this box that is required to comply with Material Information 2023.





GROUND FLOOR



1ST FLOOR



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



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, PO4 8DS

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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