



**FOR SALE**

**£340,000**

17 Highland Terrace,  
Southsea, PO4 9DE.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this beautifully presented mid-terrace Victorian cottage, located in the highly sought-after Highland Terrace, Southsea. Positioned within a Conservation Area and just a short stroll from the vibrant Albert Road, the property enjoys a wonderfully tucked-away setting behind the impressive St Margaret's Church. Set back from the main thoroughfare, this charming and distinctive home benefits from generous front and rear gardens — a rare find in this popular PO4 pocket — offering a picturesque and peaceful retreat in the heart of Southsea. Approached via a front gate and cobbled pathway, the property opens into a spacious, bright and airy open-plan lounge/dining room — undoubtedly the heart of the home. This welcoming space is perfect for both relaxing and entertaining, blending character and comfort in equal measure. Moving through the ground floor, there is a stylish modern bathroom suite, complete with a skylight that floods the room with natural light. To the rear sits a charming fitted kitchen, enjoying delightful views over the impressive 60ft rear garden. The garden itself is a true highlight — mature and well-established, featuring a patio seating area and a generous lawn, creating an ideal space for outdoor dining, gardening or simply unwinding. The first floor provides two well-proportioned double bedrooms, with the principal bedroom enjoying wonderful elevated views towards the church — a truly unique outlook that enhances the home's character. This property would make an excellent first-time purchase or suit those looking to downsize while remaining in the heart of Southsea. Offered with no forward chain, it presents a fantastic opportunity for a smooth and straightforward move. 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: 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 TBC
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

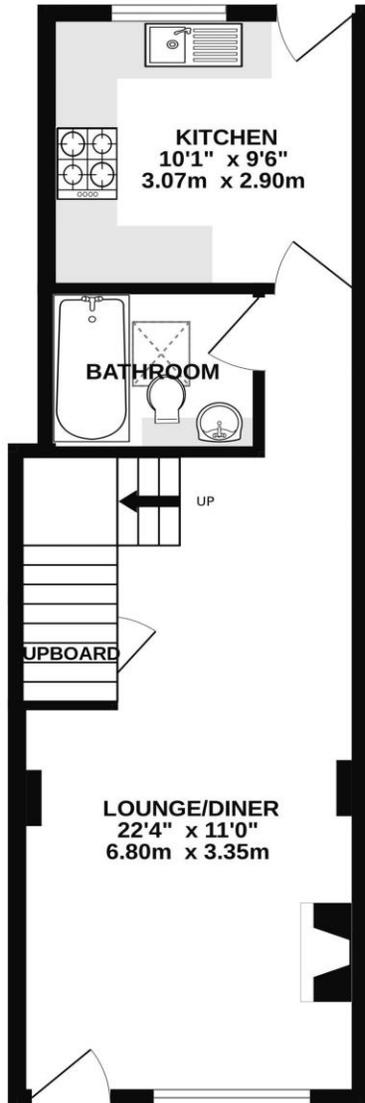


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

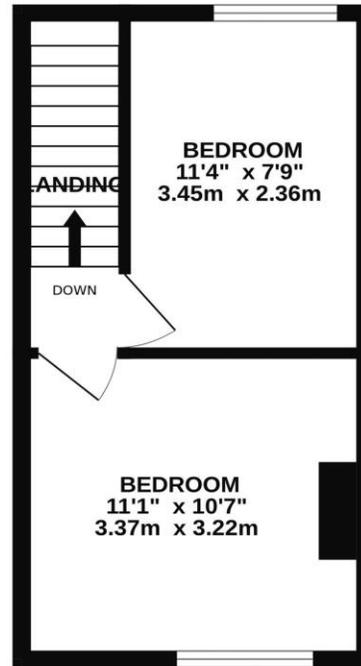




GROUND FLOOR



1ST FLOOR



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