



FOR SALE

£400,000

72 Heyshott Road,
Southsea, PO4 8BZ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This impressive four-bedroom bay & forecourt property is brimming with period charm and character, while offering the space and practicality of a perfect family home. Ideally positioned close to the local amenities of Winter Road, this beautifully presented residence on Heyshott Road combines elegant original features with modern comfort throughout. On the ground floor, an inviting living room boasts an ornate ceiling rose and feature fireplace, creating a warm and stylish setting to relax or entertain. Beyond, a generous second reception room opens through double doors onto the garden, while also connecting seamlessly to the fitted kitchen — a sociable and versatile layout for modern family living.

Upstairs, the first floor offers a well-appointed family bathroom alongside three generously sized bedrooms. Rising again, the top floor is dedicated to a superb master suite, complete with its own en-suite shower room, providing a private retreat at the top of the home. Externally, the mature rear garden is a real highlight, with a raised decked area at the far end — the perfect spot to enjoy the evening sun, dine al fresco, or unwind with friends and family. A wonderful combination of character, comfort and location, this is a home that truly needs to be seen to be appreciated. To arrange your viewing or request further details, 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



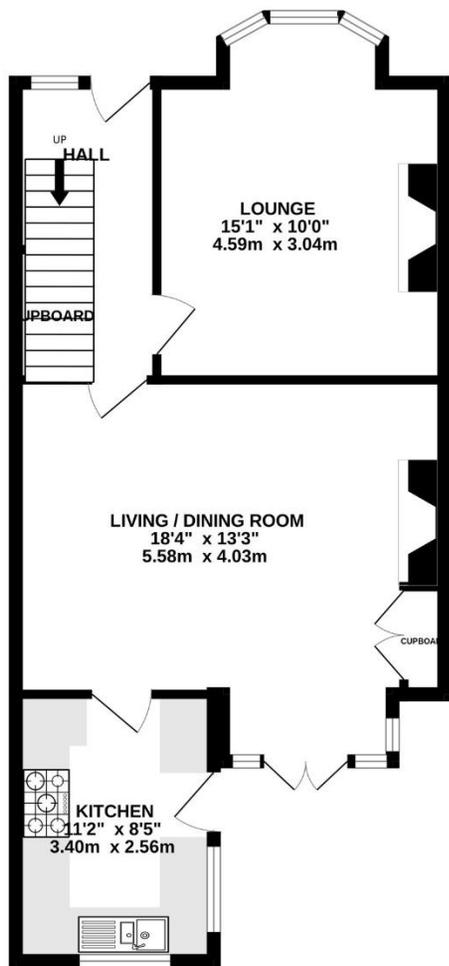
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

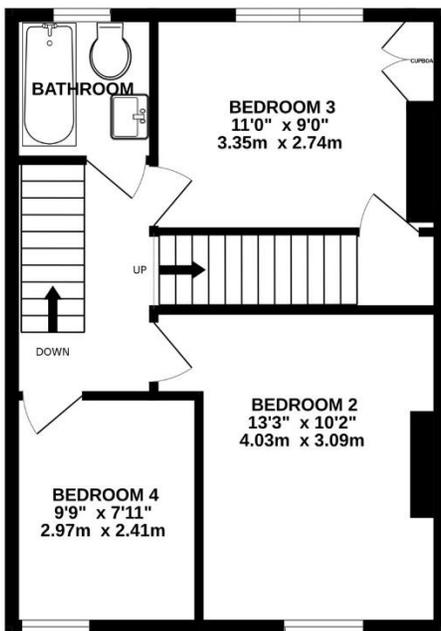




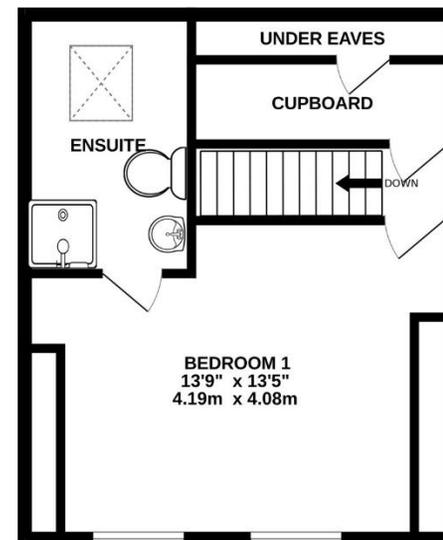
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 78 C |
| 55-68 | 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.

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.