



FOR SALE

Offers in Excess of £300,000

19 Delamere Road,
Southsea, PO4 0JA.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well-presented three-bedroom, double bay and forecourt property is situated in the heart of central Southsea, just moments from local amenities and offered to the market with no forward chain. Located on Delamere Road, the property boasts a spacious open-plan living and dining area — bright, airy and undoubtedly the heart of the home. With its generous proportions and bay frontage, this is a fantastic space to both relax and entertain. Continuing through the ground floor, you'll find a stylish modern fitted kitchen complete with integrated appliances, providing both practicality and contemporary appeal. To the rear sits a sizeable, well-appointed bathroom suite, finished in a clean, modern style. Upstairs, the first floor offers three well-proportioned double bedrooms, with the principal bedroom benefiting from a classic bay window that enhances the sense of space and natural light. Externally, the property features a mature and enclosed 23ft rear garden — an ideal outdoor space for summer dining, gardening or simply unwinding. The home is also double glazed, gas centrally heated, and offered with vacant possession, making it an excellent opportunity for buyers seeking a 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

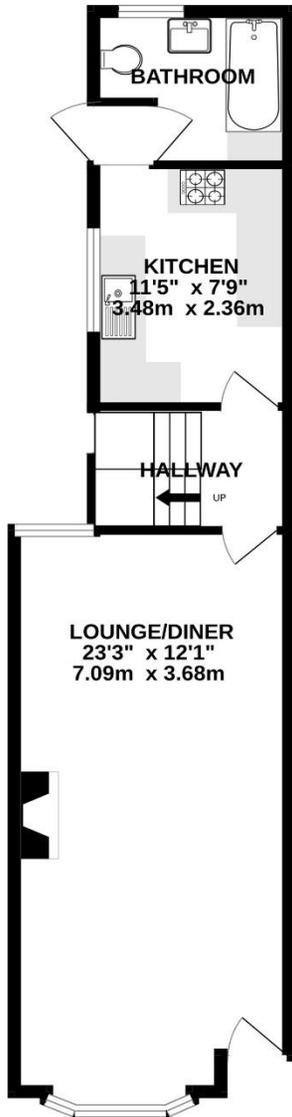


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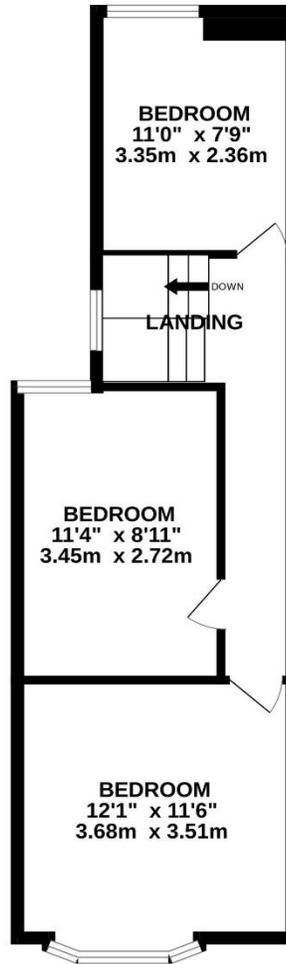




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.
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