



FOR SALE

£200,000

Flat 3, 24 St. Davids Road,
Southsea, PO5 1QN.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Located in the heart of Central Southsea, this well-presented two-bedroom ground floor apartment with its own private garden could make for a fantastic first-time purchase, investment opportunity, or downsize move. Situated on the popular St. Davids Road, the property provides bright and well-proportioned accommodation throughout. Upon entry, an inviting hallway leads through to a spacious open-plan living area, flooded with natural light from a large bay window. This impressive room offers ample space for both living and dining furniture, creating a wonderful environment to relax, unwind and entertain guests. A fitted kitchen is conveniently positioned just off the living space. The hallway also benefits from a large built-in storage cupboard, providing valuable and practical additional storage space. Moving through the apartment, there is a fitted bathroom suite and two good-sized bedrooms situated towards the rear of the property, both offering comfortable and versatile accommodation. A particular highlight of the home is the generous private rear garden, measuring approximately 27ft in length. This enclosed outdoor space provides a great area for al fresco dining, entertaining or simply enjoying the warmer months, while also benefitting from rear pedestrian access. Properties with private gardens in such a sought-after Central Southsea location are always popular, and given all that's on offer, we highly recommend an internal viewing. 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 A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Conservation Area: St Davids Road
- Tenure – Leasehold
- Term: TBC
- Management Company: Hadrian Property Management
- Service Charge & Ground Rent: **£1275.56 P/A**

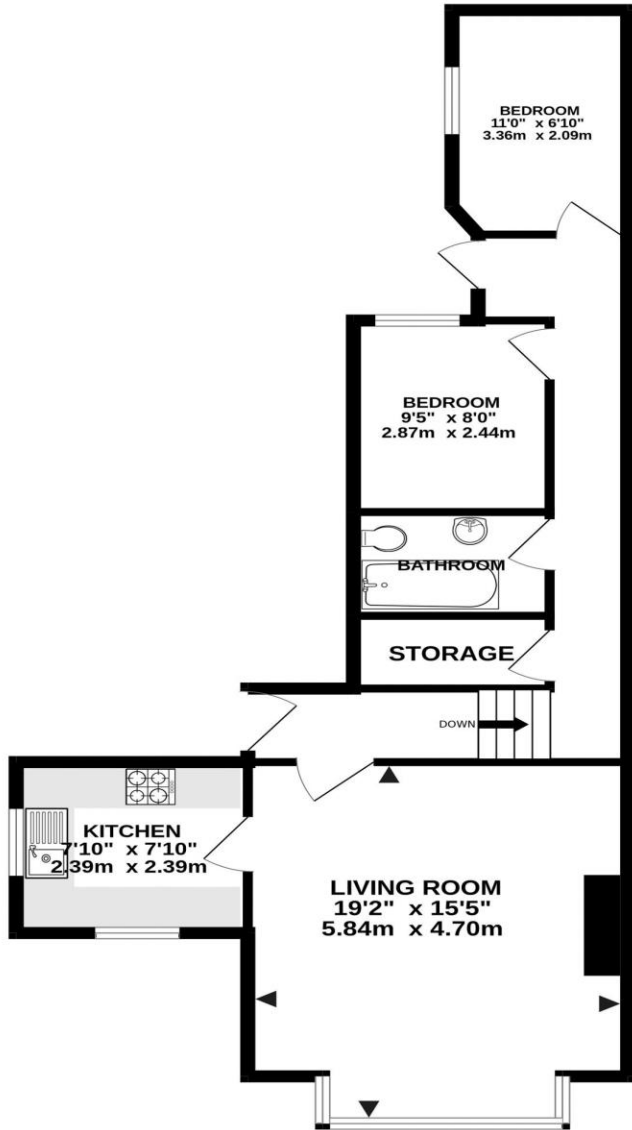


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GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.

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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Flat 3, 24 St Davids Road, POS 1CN

Energy rating

D

Valid until 05.07.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 73 C |
| 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.