



# FOR SALE

## £250,000

20 Vernon Avenue,  
Southsea, PO4 8SA.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

LAWSON  
ROSE

## PROPERTY DESCRIPTION

This charming terraced bay and forecourt home could make for an ideal first-time purchase, conveniently located close to local amenities and just a short stroll from Milton Park. Tucked away on a quiet no-through road in Southsea, the property on Vernon Avenue offers well-balanced accommodation with plenty of natural light throughout. The ground floor comprises a spacious living room, beautifully enhanced by a large bay window, alongside a sizeable formal dining area with useful under-stair storage. This flows through to a fitted kitchen, also featuring a bay window, creating a bright and practical space. To the rear is an additional room currently arranged as a hobby/utility area, offering great flexibility, with double doors opening directly onto the enclosed, south-facing 24ft rear garden — an ideal spot to relax or entertain during the warmer months. The first floor provides a modern fitted bathroom suite and two well-proportioned bedrooms, both of which benefit from built-in wardrobes. In our opinion, this represents a fantastic opportunity in a popular residential location. We highly recommend an internal viewing to fully appreciate all this delightful home has to offer. 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



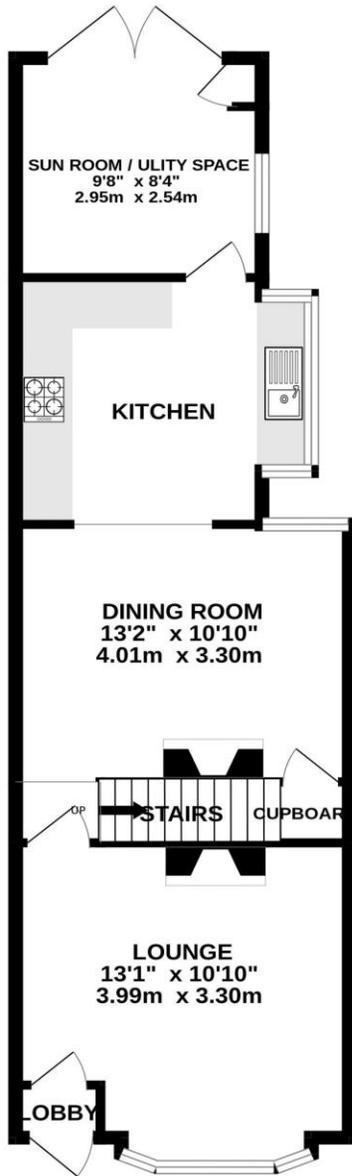
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, P04 8DS**

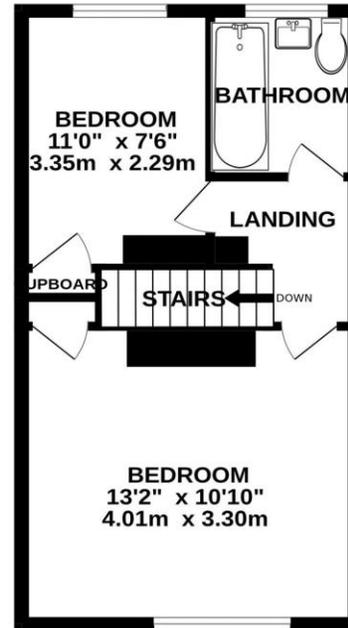




GROUND FLOOR



1ST FLOOR



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