



FOR SALE

£390,000

75 Duncan Road,
Southsea, PO5 2QU.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This stunning bay and forecourt terraced home is perfectly positioned just a short stroll from the vibrant Albert Road, with Southsea seafront and promenade conveniently located in the other. Beautifully blending elegance, charm and sophistication with retained period character, this immaculately presented property has been thoughtfully updated, modernised and reconfigured by the current owners to create a truly standout family home in a highly desirable central Southsea location. Upon entering, the attention to detail is immediately evident. An inviting hallway leads through to the spacious, bright and airy open-plan lounge and dining area, featuring two attractive feature fireplaces and a large bay window. The dining space is further enhanced by stylish tiled flooring, subtly defining the living zones while maintaining an open and sociable flow. Continuing through the home, you'll find the superb, contemporary kitchen/breakfast room, complete with a breakfast bar, useful utility space and a Velux window allowing in an abundance of natural light. From here, there is access to a convenient ground floor W.C, along with double doors opening out onto a quaint, quiet and elegantly enclosed rear garden—perfect for relaxing or entertaining. The first floor provides two generously sized double bedrooms, alongside a spacious and luxurious bathroom suite that perfectly complements the quality found throughout the home. Additionally, the property benefits from a boarded loft space with a Velux window, currently used for storage but offering excellent versatility and potential for a variety of future uses (subject to any necessary consents). This exceptional property truly needs to be viewed internally to fully appreciate the level of finish, thoughtful design and attention to detail on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

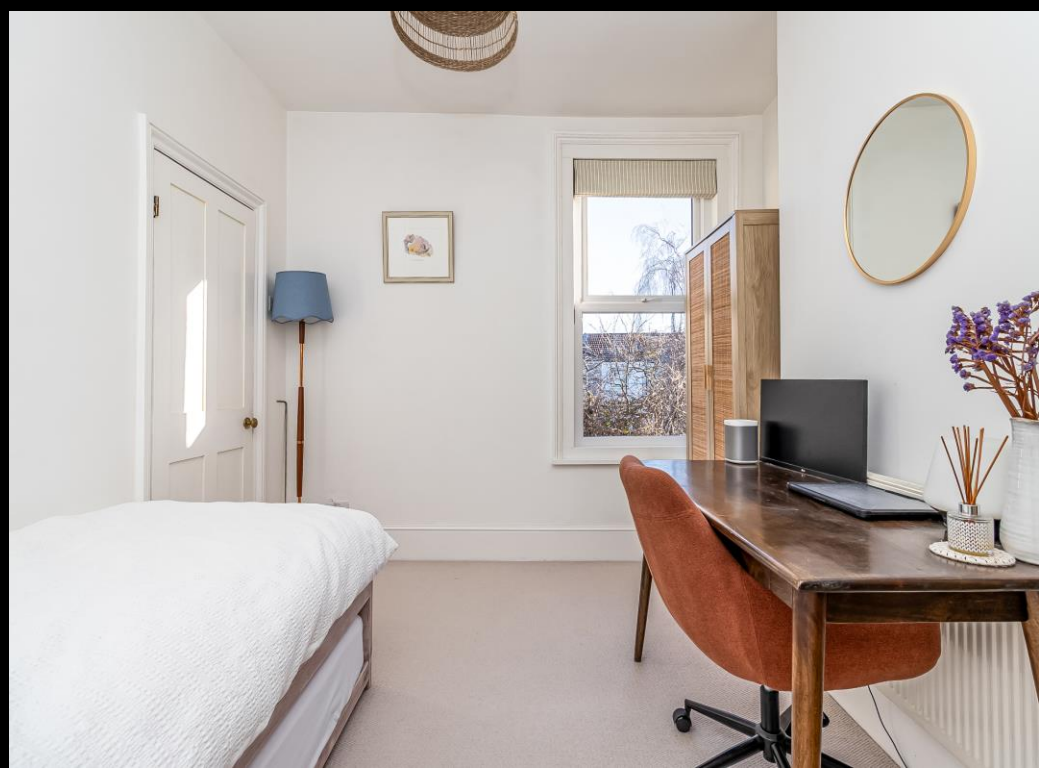
Material Information:

- 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: 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)

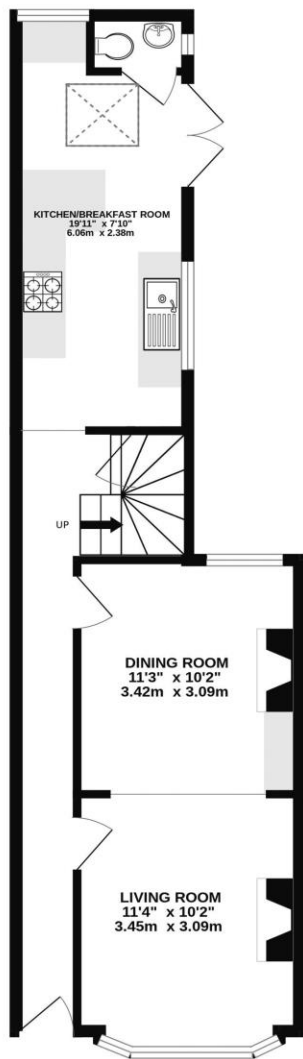


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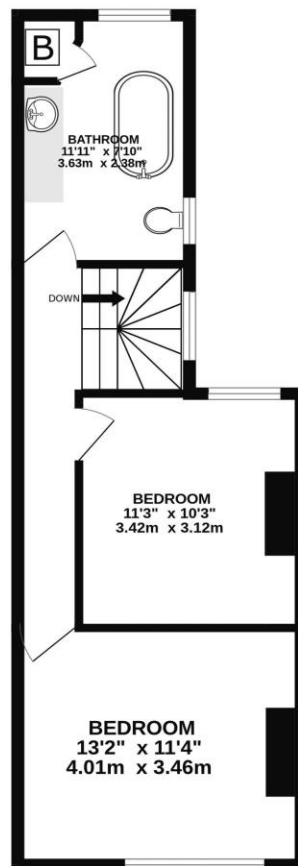




GROUND FLOOR



1ST FLOOR



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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75, Duncan Road, PO5 2QU

Energy rating

E

Valid until 30.06.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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