



FOR SALE

£260,000

6 Alma Court, 193 Highland Road,
Southsea, PO4 9EZ.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Offered with no forward chain, this unique two-bedroom semi-detached bungalow presents an excellent opportunity for first-time buyers or those looking to downsize near the seafront. Modern and beautifully presented throughout, the home boasts a bright, open-plan living area with a stylish kitchenette, perfect for both everyday living and entertaining. The property features two generous double bedrooms, each with French doors leading to the private wraparound garden. The master bedroom benefits from a spacious built-in storage cupboard, while the contemporary bathroom suite adds to the home's sleek and modern appeal. Outside, the low-maintenance garden offers a peaceful and versatile space for relaxing or hosting, wrapping around the front and side of the property. The home also comes with two allocated off-road parking spaces, adding convenience to its many attractions. Located close to local amenities and the seafront, this delightful bungalow must be viewed to be fully appreciated. For more information or to arrange your internal viewing, please contact the Lawson Rose Sales Office today.

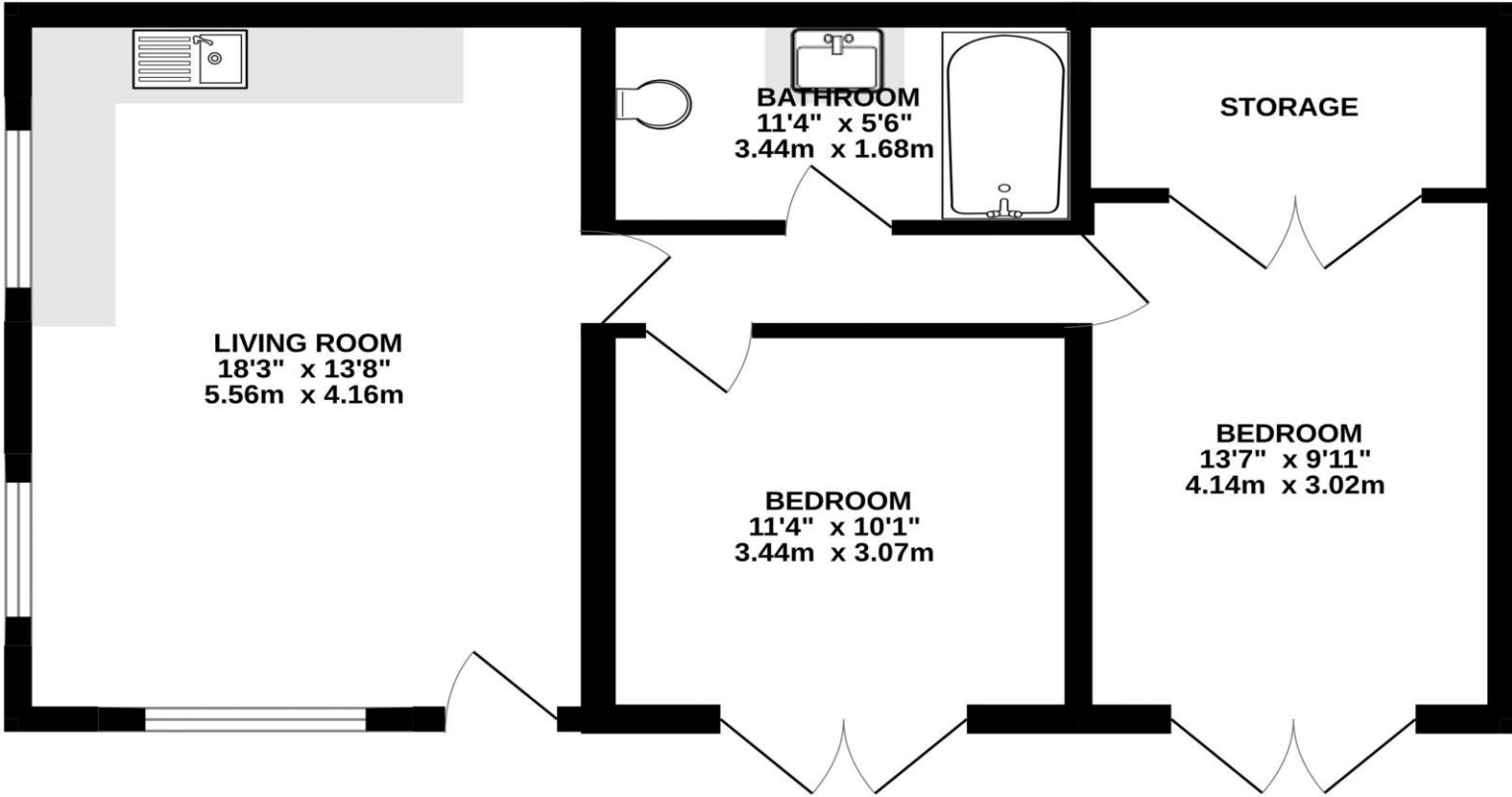
Material Information:

- 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.
- Parking: Two Allocated Off Road Parking Spaces
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Share Of The Freehold
- Date of Original Lease: 200 years from and including 1 April 2017 and to and including 31 March 2217
- Term: 191 years
- Management Company: GD3
- Service Charge: £90P/M (approx.)
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		