



FOR SALE

Guide Price £400,000

1 Manners Road,
Southsea, PO4 0BA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This well-presented and deceptively spacious four-bedroom end-of-terrace home offers generous accommodation arranged over three floors, making it an ideal choice for those seeking a versatile and comfortable family property in a central Southsea location. Positioned just a short seven-minute walk from Fratton Station and moments from a wide range of local amenities, its setting is as convenient as it is desirable. Upon entering, you are greeted by a superb open-plan living and dining space — a bright, welcoming area perfect for everyday relaxation and entertaining alike. Cleverly designed folding doors allow this expansive room to be separated when needed, offering real flexibility for modern living. Beyond this sits a useful downstairs shower room, ideal for families or visiting guests. The true highlight of the home, however, is the impressive extended kitchen/breakfast room. Stylish and contemporary, it features a sociable breakfast bar, sleek fitted units, Velux windows that flood the room with natural light, and striking bi-folding doors that open seamlessly onto the low-maintenance rear garden. With side pedestrian access, this outdoor space is both practical and inviting — ideal for summer gatherings or simply enjoying a quiet moment. The first floor provides three well-proportioned bedrooms, including a generous double with built-in wardrobes. A separate W.C. adds convenience, while the landing staircase leads to the thoughtfully converted second floor. Here you'll find a wonderful four-piece family bathroom and an impressive principal bedroom complete with ample built-in storage, Velux windows, and double doors that open onto a private balcony — a rare and charming feature that elevates the space. In our opinion this is a fantastic opportunity to secure a substantial and beautifully arranged home in a highly sought-after area, and we strongly recommend an internal viewing to fully appreciate everything it has to offer. For further details or to arrange an appointment, please contact the Lawson Rose sales team 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)

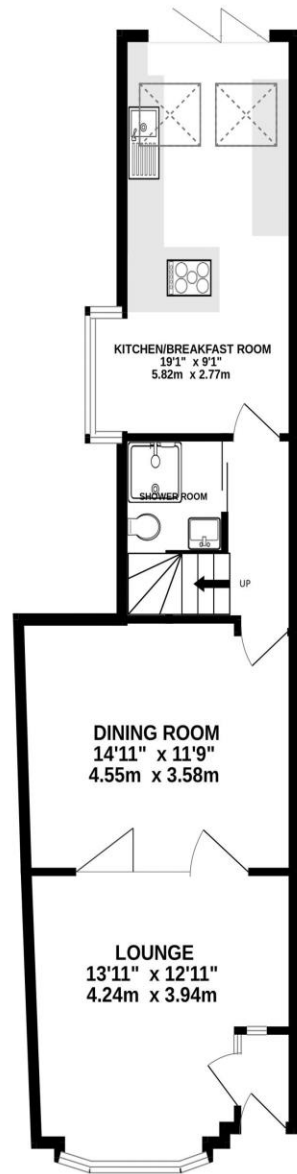


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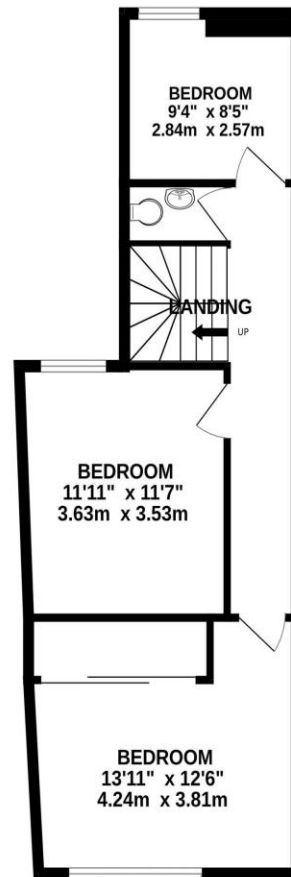




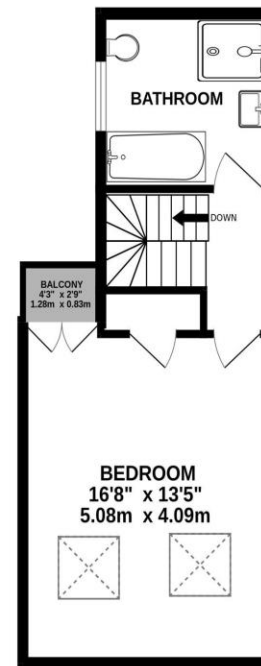
GROUND FLOOR



1ST FLOOR



2ND FLOOR



1, Manners Road, PO4 0BA		Energy rating D	
Valid until 29.11.2025			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 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.