



# FOR SALE

Offers in Excess of £550,000

3 Andover Road,  
Southsea, PO4 9QG.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Located in the highly desirable Andover Road, this impressive semi-detached property offers gated off-road parking and exceptional potential. Currently arranged as 2 separate flats which are also on 2 separate titles. Situated south of Albert Road and within easy reach of the seafront its present set up Ideal for multi-generational living, the property provides flexibility for a family to use one of the apartments as an annex for a loved one. Alternatively, it could be reconfigured into a grand four-bedroom family home. The ground floor features a spacious living room and dining area, a well-appointed kitchen, a master bedroom, and a fitted bathroom. A generously sized cellar adds valuable storage or conversion potential. The first floor, accessed via a private rear entrance, offers another large living room and dining space, along with a double bedroom, a fitted kitchen, and a bathroom. Although the hallway and landing have been adapted to create separate accommodations, the original staircase remains intact, making it possible to restore the home to its former layout with ease. Outside, the property boasts a well-maintained rear garden, a large frontage with gated off-road parking, and convenient rear pedestrian access. With its prime location and versatility, this home presents an outstanding opportunity. We highly recommend an internal viewing to fully appreciate all it has to offer. For further details 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 – Ground Floor A / First Floor A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Please note – Property is currently arranged as two separate flats, one of which is currently a leasehold.



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

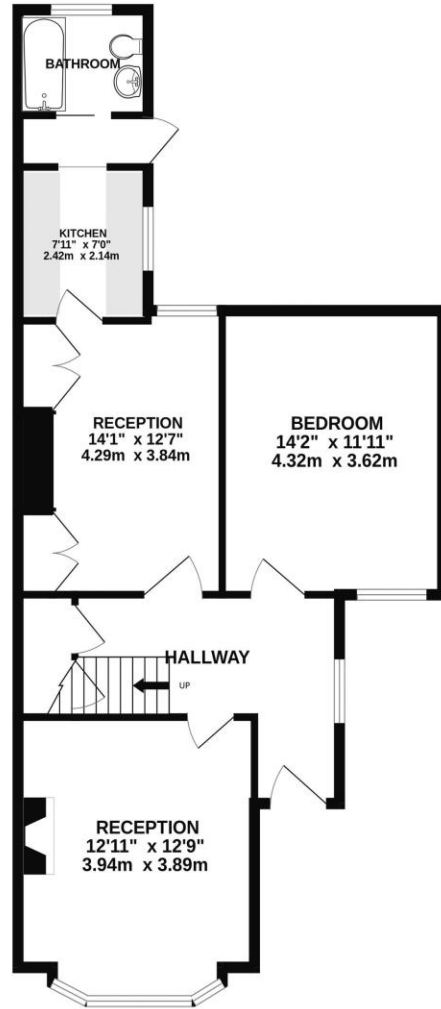




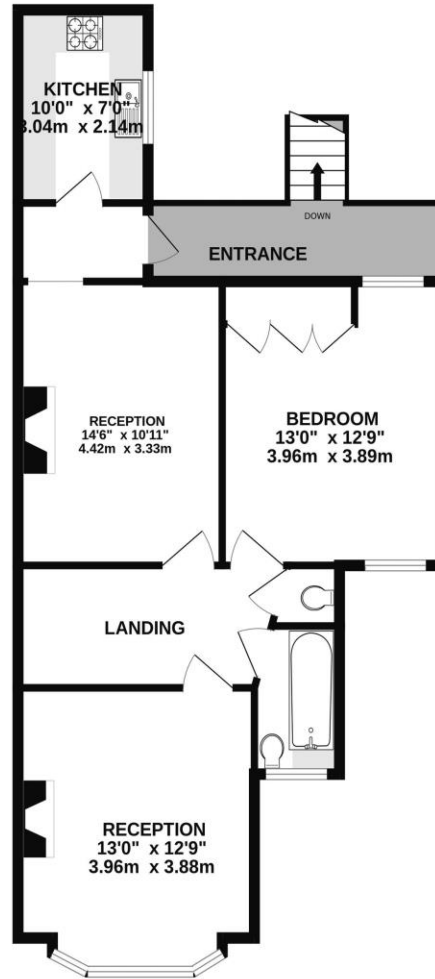




GROUND FLOOR



1ST FLOOR



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