



FOR SALE

Guide Price £200,000

93 Pretoria Road,
Southsea, PO4 9BD.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This three-bedroom, bay & forecourt property is positioned in a popular pocket of PO4 and offers an exciting opportunity for those looking to put their own stamp on a home. Situated on Pretoria Road in Southsea, the accommodation features a spacious living room with a large bay window, a fitted kitchen, and a second reception room perfect for use as a dining space. This in turn leads to a rear conservatory with access to a convenient W.C. Upstairs, the first floor provides three well-proportioned bedrooms along with a fitted shower room. Externally, the home benefits from a low-maintenance, 29ft rear garden—an ideal blank canvas for future landscaping or outdoor entertaining. Although the property would benefit from modernisation, we believe it presents a fantastic opportunity for buyers seeking a project in a sought-after location. We highly recommend an internal viewing to fully appreciate the potential on offer. For more 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

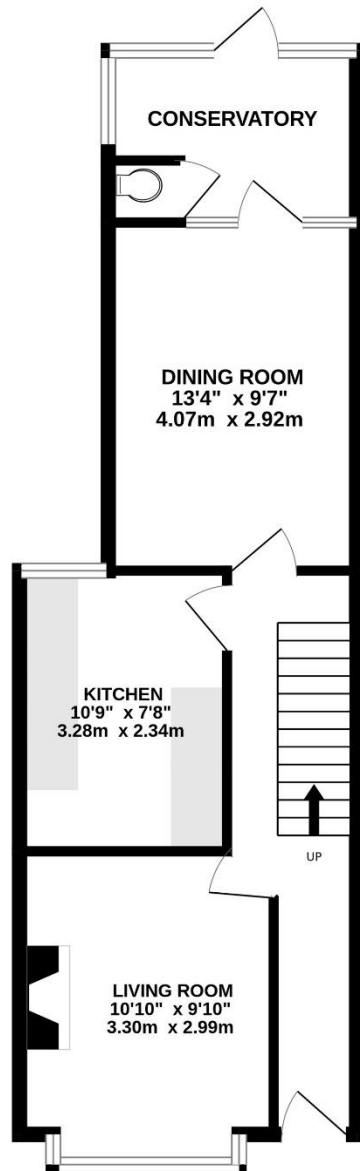


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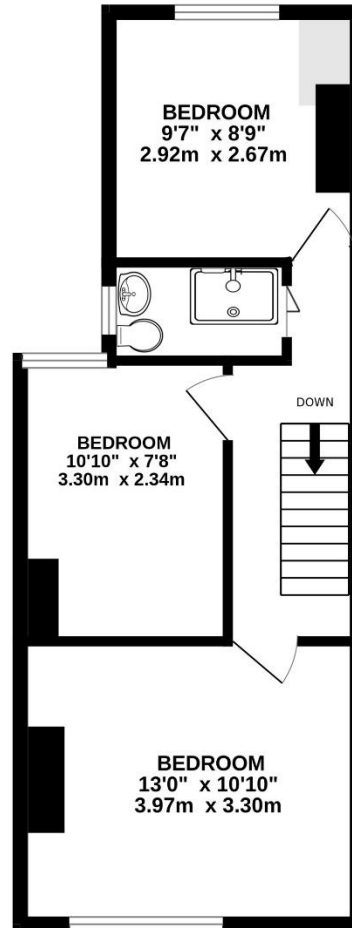




GROUND FLOOR



1ST FLOOR



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