



FOR SALE

£420,000

45 Bristol Road,
Southsea, PO4 9QH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

ESTATE AGENTS
**LAWSON
ROSE**

PROPERTY DESCRIPTION

Situated in the sought-after Bristol Road, this beautifully updated and modernised three-bedroom bay & forecourt property offers the perfect blend of traditional period features and contemporary style. Ideally located close to local amenities and backing onto the peaceful Highland Cemetery, this home is perfect for those seeking a tranquil yet convenient setting. Upon entering, you're welcomed by a bright and airy open-plan living room, featuring a large bay window that fills the space with natural light and a handy utility cupboard for added convenience. At the heart of the home lies the stunning, extended kitchen and breakfast area, a true highlight. With a sleek kitchen island, skylights that invite the sun in, and bi-folding doors that open to the beautifully landscaped rear garden, this space is perfect for both relaxing and entertaining. Upstairs, you'll find a stylish modern shower room with a vaulted ceiling and Velux window, creating a light, airy atmosphere. The property offers three well-proportioned bedrooms, each designed with comfort in mind. Additional features include double glazing, gas central heating, a convenient downstairs WC, and a handy store for extra storage. This charming home offers a fantastic opportunity for those looking to settle in a popular and desirable part of Southsea. A perfect mix of modern living and traditional character, this property is not to be missed. For more information or to schedule a viewing, please contact the Lawson Rose sales office today.

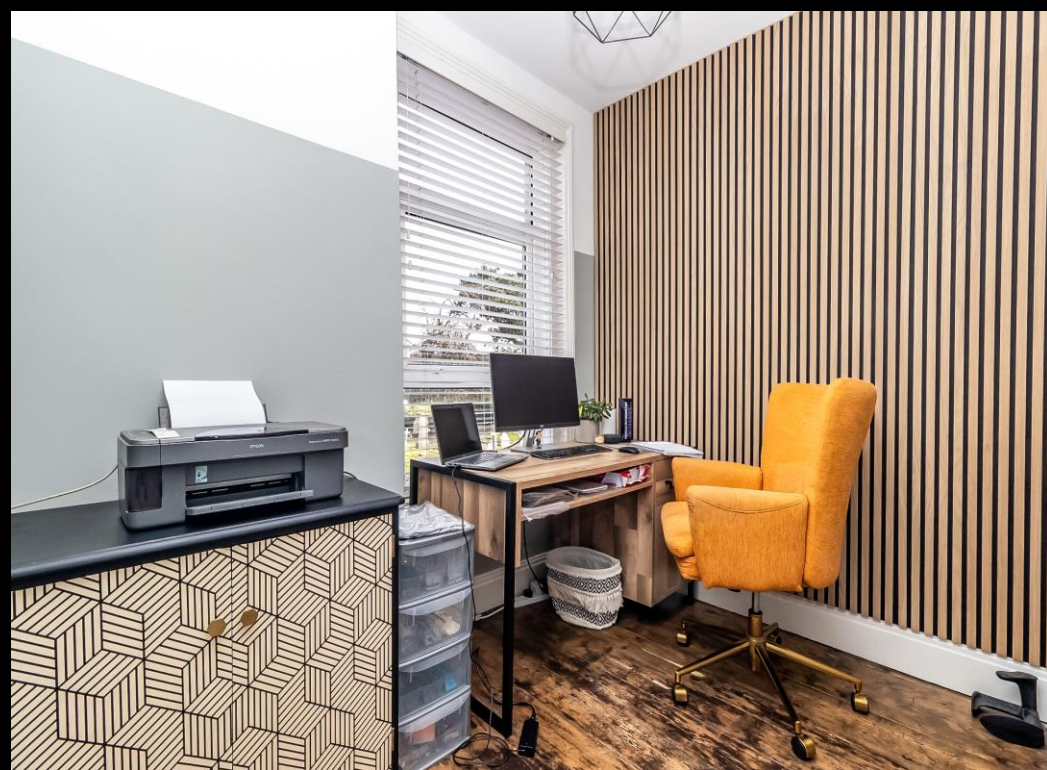
Material Information:

- 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)

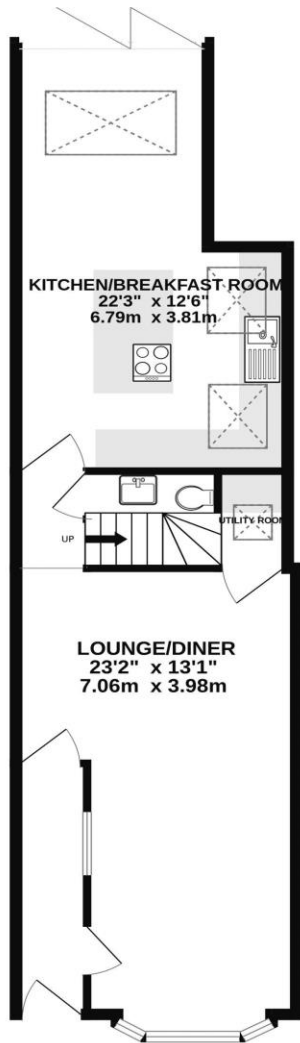


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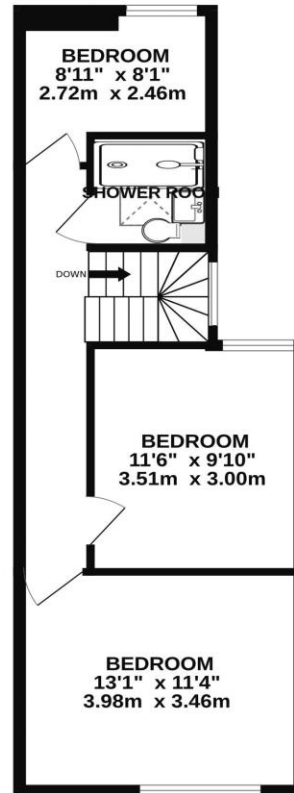




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 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.