



FOR SALE

£425,000

260 Locksway Road,
Southsea, PO4 8LF.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stunning end-of-terrace home has been extensively updated, modernised and thoughtfully extended by the current homeowner, offering stylish and spacious accommodation throughout. With ample off-road parking across its substantial frontage, this stand-out property on Locksway Road in the popular Milton area could make for an exceptional family home. Ideally positioned just a short distance from the shoreline and benefiting from excellent transport links, the property blends contemporary design with elegant living spaces. The ground floor boasts a beautiful front living room, complete with a large bay window and feature fireplace, creating a warm and inviting setting. To the rear is an impressive open-plan kitchen/dining space – the true heart of the home – which is bright, airy and perfect for both everyday living and entertaining. This superb area is finished with a breakfast bar, skylight and bi-folding doors that open out onto the south-facing rear garden, seamlessly connecting the interior with the charming outdoor space. The first floor provides three bedrooms, two of which are stylish and generously sized doubles, while the third is currently utilised as a walk-in wardrobe, offering excellent flexibility to suit a range of needs. A beautifully finished, modern shower room completes the first-floor accommodation. Externally, the property continues to impress, with a large frontage providing off-road parking for multiple vehicles, alongside a well-maintained rear garden that also benefits from side pedestrian access. Given the quality of finish, space and location on offer, we highly recommend an internal viewing to fully appreciate everything this exceptional home has to offer. For further 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.
- Off Road Parking/ Driveway
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

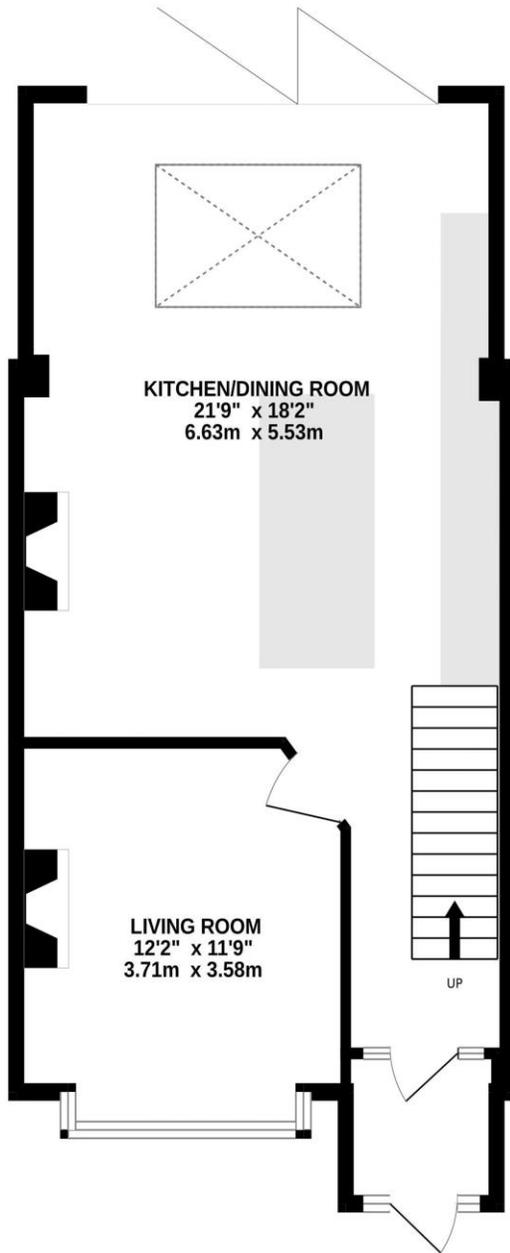


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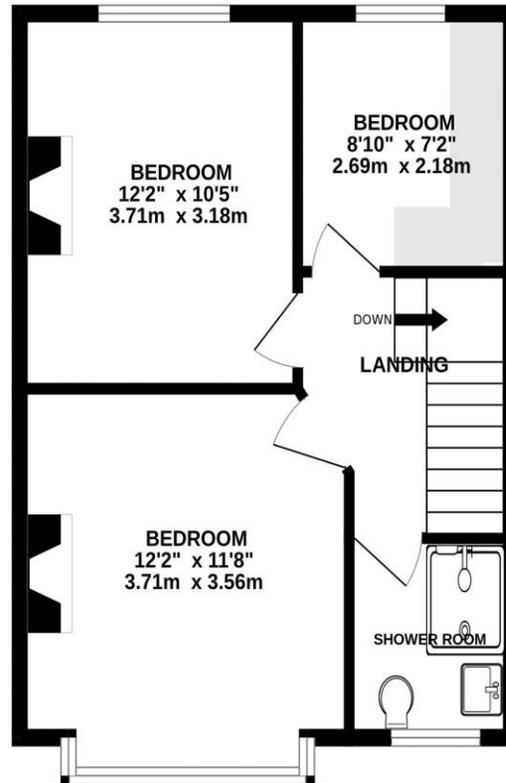




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.

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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