



FOR SALE

£440,000

172 Francis Avenue,
Southsea, PO4 0ER.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This impressive and substantial four-bedroom bay and forecourt home has been comprehensively renovated, updated and modernised by the current owners within the **last eight months**, resulting in a truly standout, **ready-to-move-into** family property in a highly desirable central Southsea location. Situated on the ever-popular Francis Avenue, the home perfectly balances contemporary living with retained period charm, showcasing an abundance of original features that add character and warmth throughout.

Upon entering, the inviting hallway immediately sets the scene, leading through to a generous front living room complete with a large bay window, ornate ceiling rose and an attractive feature fireplace, creating a welcoming space to relax. The real heart of the home is the exceptional open-plan kitchen and dining area, a bright and sociable space that has been stylishly redesigned for modern family life and entertaining. While not a new extension, this area has been **extensively renovated**, including a **new roof, new doors and full redecoration**, and opens via double doors onto the garden, seamlessly blending indoor and outdoor living.

Further benefits on the ground floor include a handy utility area and a sleek, contemporary downstairs shower room. Upstairs, the first floor offers four well-proportioned double bedrooms, with the fourth accessed via the third, alongside a **newly refurbished family bathroom**, completed as part of the recent renovation works undertaken within the past eight months.

Additional highlights include double glazing, gas central heating, and a large cellar/basement, currently used for storage but offering excellent potential for further use, subject to the necessary consents. With **every element renewed, replaced, redecorated or upgraded**, this superb home has been carefully prepared to allow a prospective buyer to simply move straight in with no further works required. An internal viewing is highly recommended to fully appreciate the space, finish, character and exceptional location this wonderful home has to offer.

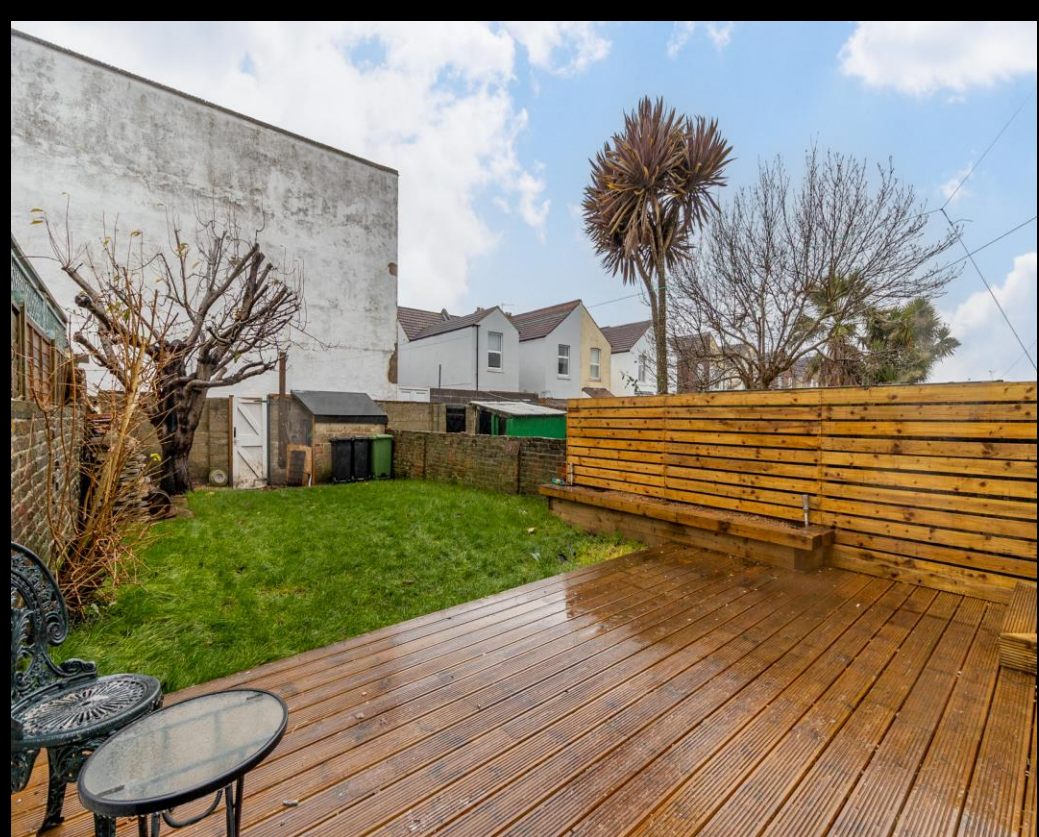
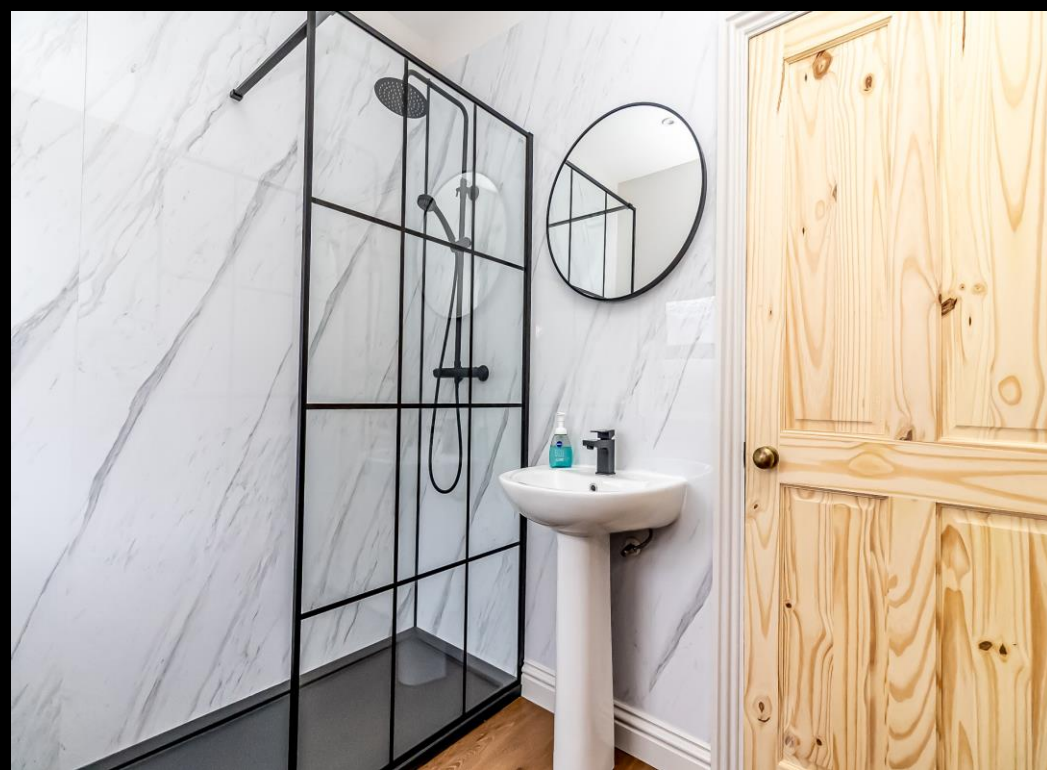
Material Information:

- 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 TBC
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

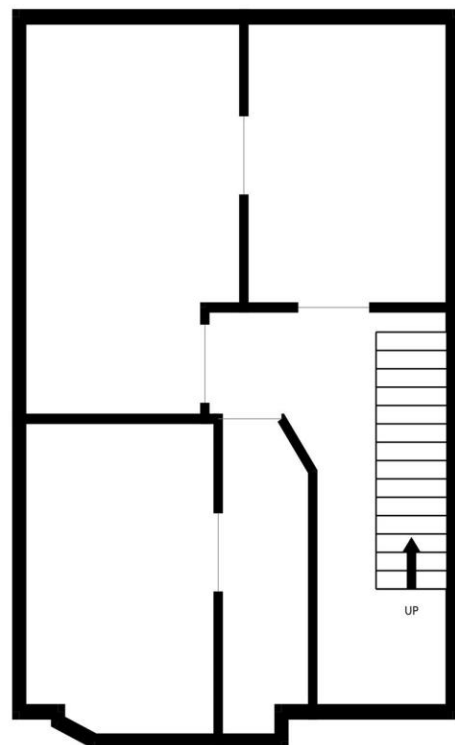


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

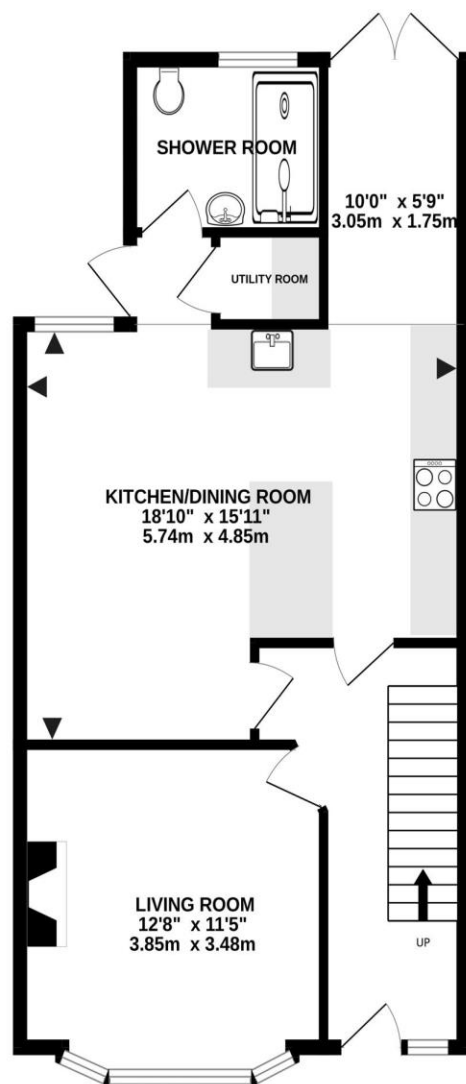




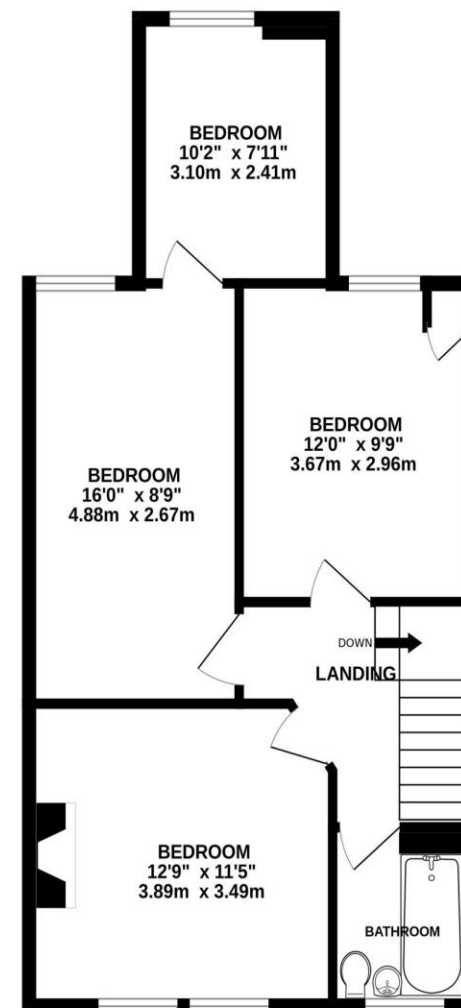
BASEMENT



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

Made with Metropix ©2025