



# FOR SALE

Offers in Excess of £539,000

5 Chadderton Gardens,  
Portsmouth, PO1 2TE.

Tenure: Freehold

ESTATE AGENTS  
**LAWSON ROSE**

## PROPERTY DESCRIPTION

this charming four-bedroom townhouse nestled within a private estate just moments away from Southsea seafront & Common. This property boasts accommodation spread over three inviting floors, offering a comfortable and contemporary lifestyle. As you step inside, the ground floor features convenient amenities including a well-appointed W.C., two generously sized storage cupboards, a handy utility room and an integral garage, providing ample storage space for your belongings. Ascending to the first floor, you'll discover a spacious, bright, and airy open-plan living space, perfect for both relaxation and entertaining. Large windows flood the room with natural light, creating a welcoming atmosphere. From here, step out onto the private balcony, offering tranquil views of the communal gardens below whilst a functional fitted kitchen provides all the necessary amenities. Additionally, bedroom three on this floor offers versatility, serving as a guest room or home office according to your needs. Venturing up to the second floor, you'll find the remaining three bedrooms, each boasting built-in wardrobes for storage. The rear bedroom treats you to another private balcony, where you can savor brilliant views of the surrounding gardens. Completing this floor is the main bathroom suite. The property double glazing and gas central heating ensuring year-round comfort. Outside, a private rear garden awaits, providing a peaceful outdoor sanctuary for al fresco dining or leisurely moments. Additionally, residents have access to a large communal garden, perfect for enjoying leisurely strolls or picnics on sunny afternoons. Offered with no forward chain, this townhouse presents a rare opportunity to acquire a spacious residence in a coveted location. We recommend an internal viewing to appreciate all the home has to offer, so for further information or to request a time to view, please contact the Lawson Rose sales office today.

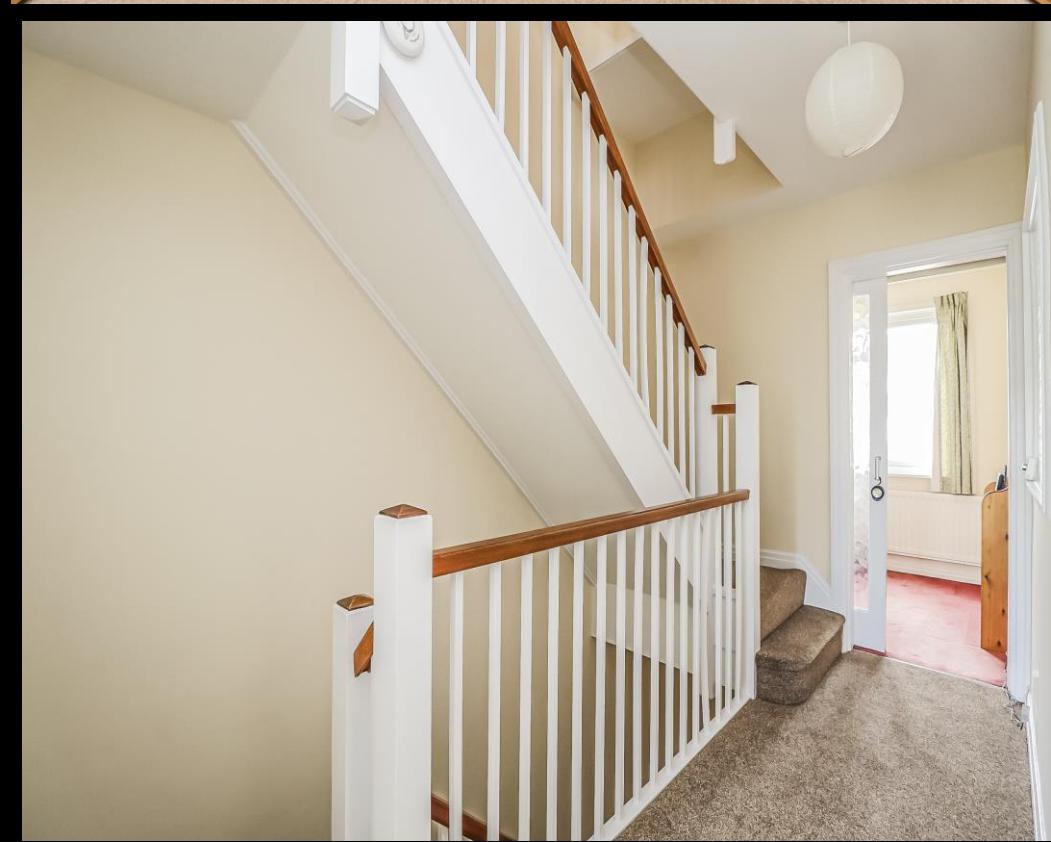
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply With Water Meter
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice and data availability in this area.
- Parking: Integral Garage & Driveway with space for 2 vehicles - Private Residential 'on road' Parking Permits available which provide additional parking opportunities
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

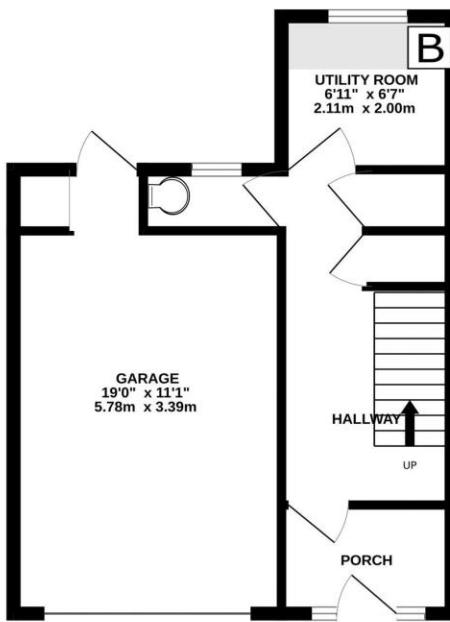


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

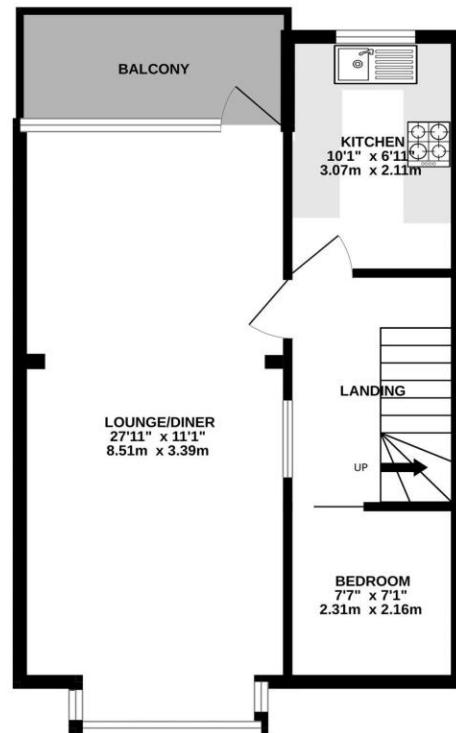




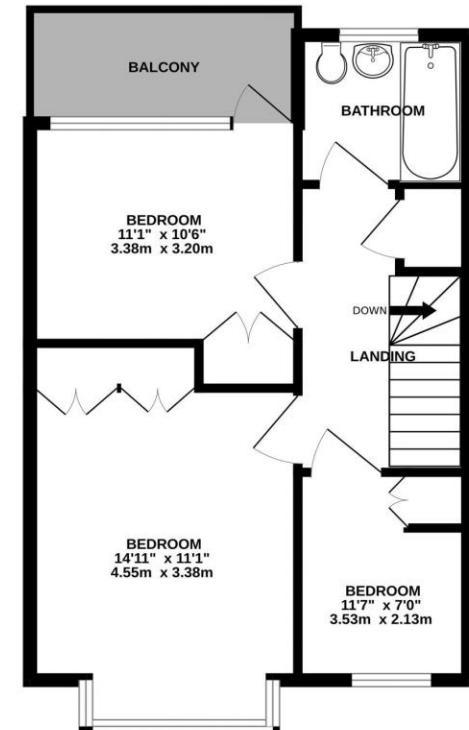
## GROUND FLOOR



## 1ST FLOOR



## 2ND 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.