



# FOR SALE

## Offers in Excess of £450,000

43 Haslemere Road,  
Southsea, PO4 8BD.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE



## PROPERTY DESCRIPTION

A superb example of Southsea terraced housing, this beautiful and charismatic double bay and forecourt period home is rich in original character and offers generous, versatile accommodation throughout. The property boasts an abundance of charming features including feature fireplaces, exposed floorboards, decorative tiled flooring, ornate ceiling roses and elegant sash windows, all of which enhance the home's timeless appeal. The ground floor provides three well-proportioned reception rooms, ideal for both family living and entertaining, alongside a stylish modern kitchen that flows into a bright sunroom to the rear, creating a wonderful additional living space. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room complete with a Victorian-style cistern, while a beautifully appointed family bathroom with roll-top bath completes this level. The loft space is accessed via a staircase and has been thoughtfully divided into two versatile loft rooms, perfect for use as home offices, hobby rooms or additional accommodation. A truly special and characterful home, and one that must be viewed internally to be fully appreciated. The team at Lawson Rose strongly recommend an internal inspection to appreciate the quality and charm this property has to offer.

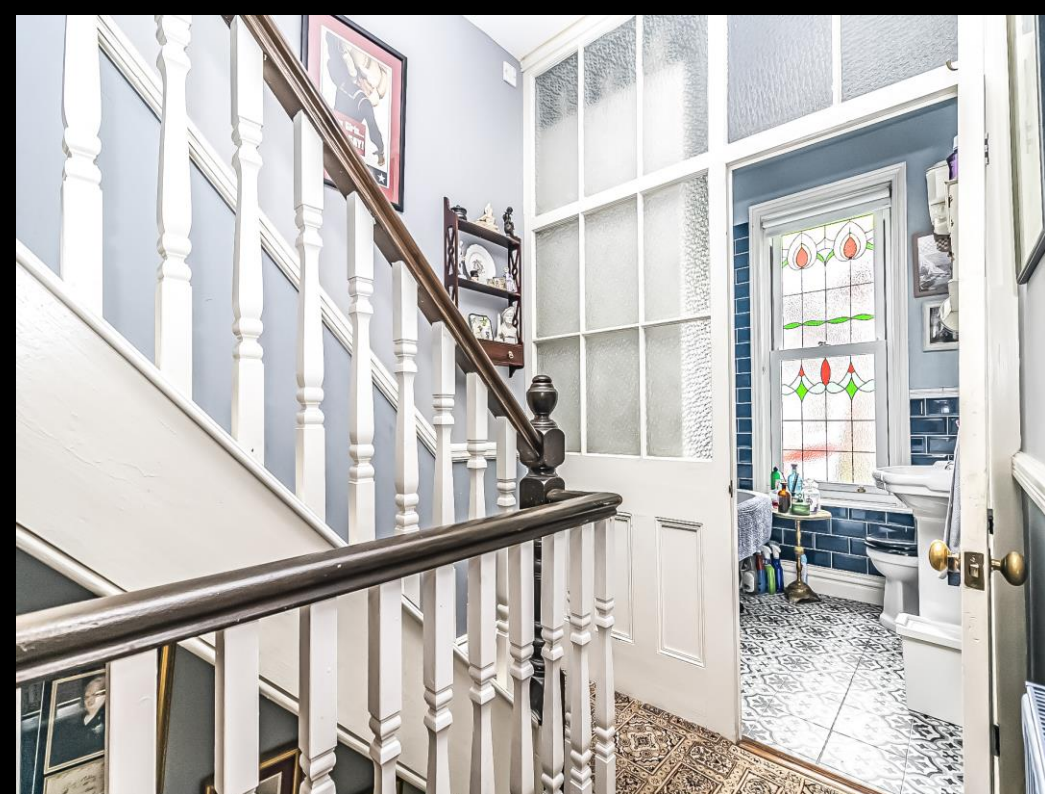
### Material Information:

- 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- 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**



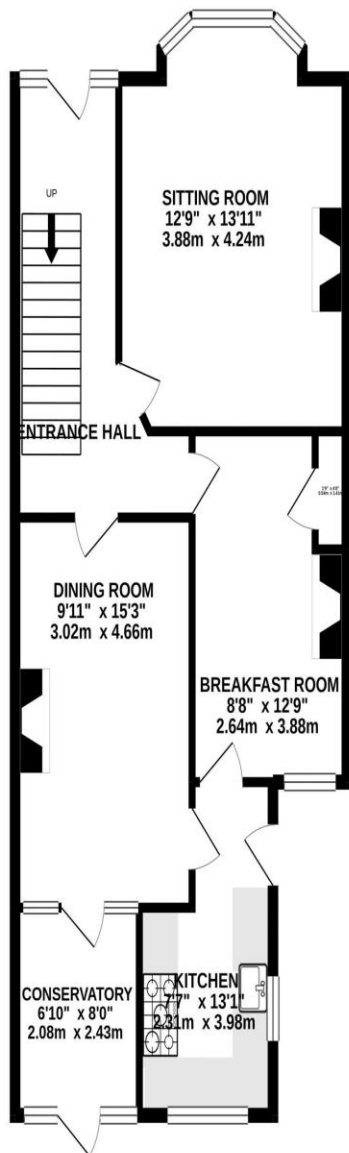




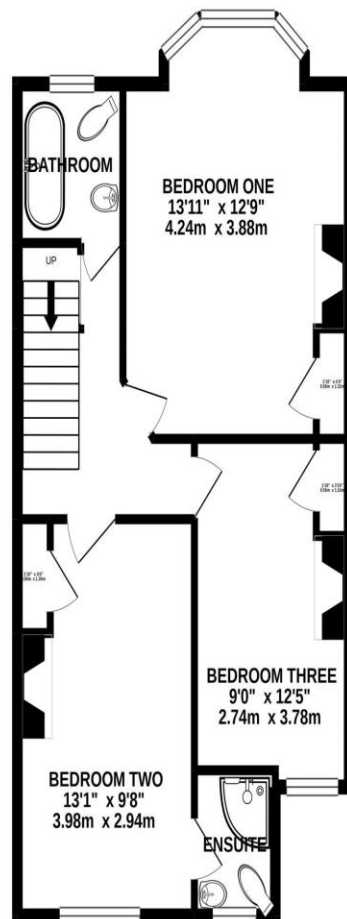




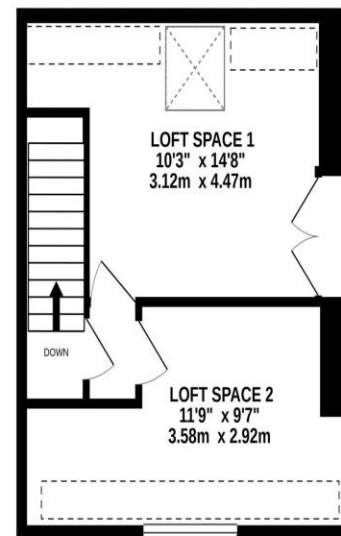
GROUND FLOOR



1ST FLOOR



LOFT SPACE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 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.