



# FOR SALE

## £275,000

35 Hobby Close, Hilsea,  
Portsmouth, PO3 5QZ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

ESTATE AGENTS  
**LAWSON  
ROSE**



## PROPERTY DESCRIPTION

This modern end-of-terrace property is tucked away in a quiet cul-de-sac within the popular PO3 area and would make an ideal purchase for a first-time buyer or someone looking to downsize. Situated on Hobby Close in Hilsea, the home benefits from an allocated off-road parking space and is conveniently located close to local playing fields and Hilsea train station. An attractive frontage leads to the front door, where upon entering, you'll find access to the fitted kitchen and a wonderful open-plan living space. This bright and welcoming area flows seamlessly into the rear conservatory, enjoying pleasant views over the sizeable, wrap-around south-facing rear garden — perfect for relaxing or entertaining. A staircase leads to the first floor, where there are two well-proportioned bedrooms, a fitted bathroom suite and ample built-in storage. Externally, the property benefits from both side and rear access, with the rear providing a convenient route through to the allocated parking space. This well-presented home is now available to view with Lawson Rose. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

### Material Information:

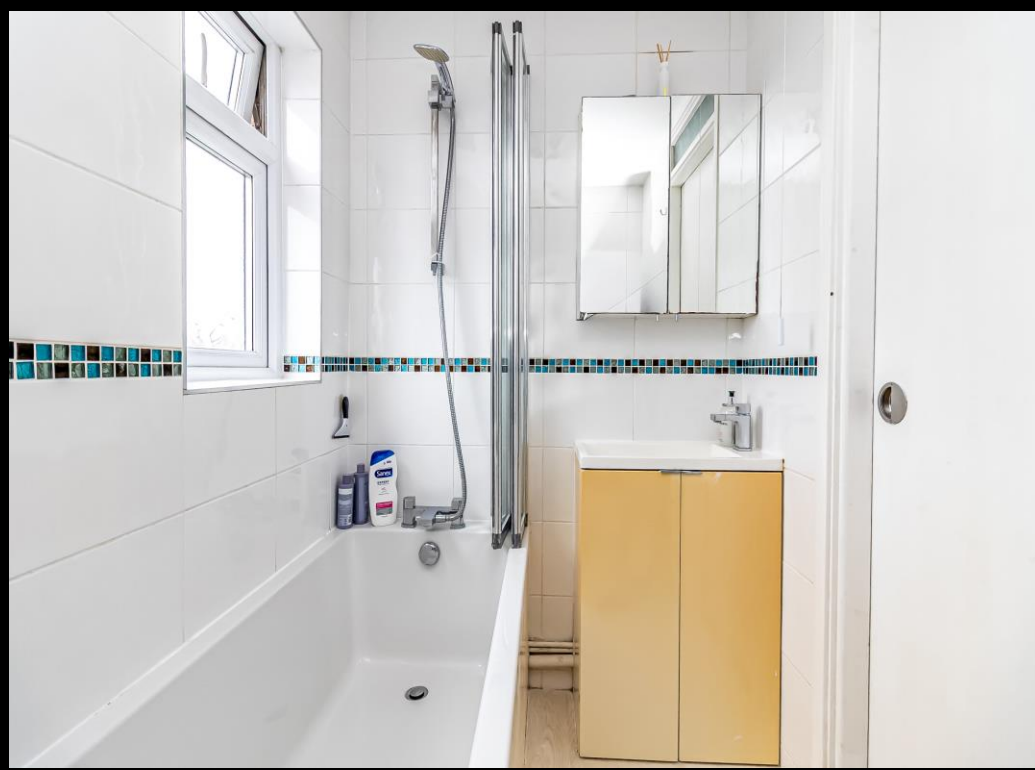
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band B
- Allocated Off Road Parking
- 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**

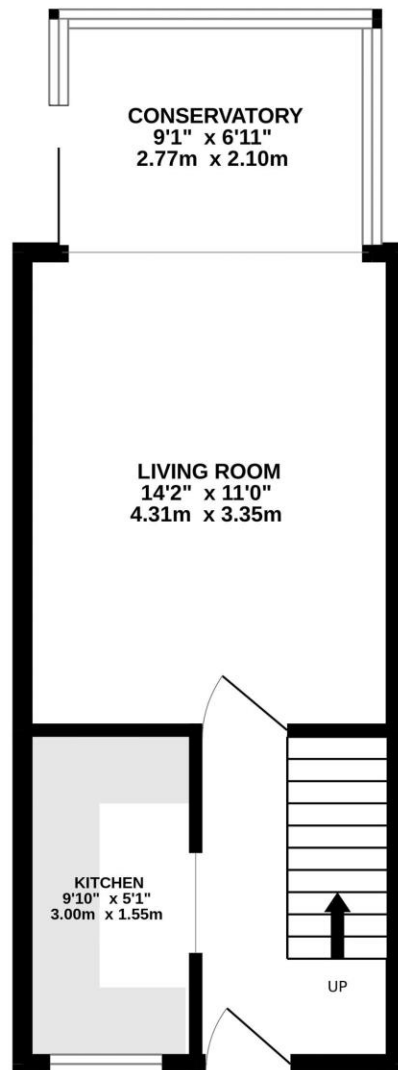




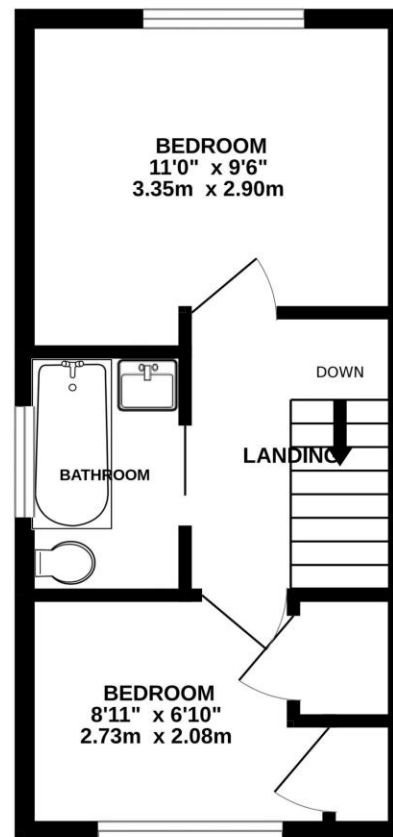




GROUND FLOOR



1ST FLOOR



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