



FOR SALE

£280,000

90F Winter Road,
Southsea, PO4 9BX.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Situated in a convenient location close to local amenities, this modern end-of-terrace property offers stylish living with the added benefit of its own off-road parking space. Located on sought-after Winter Road, the home features a sleek, contemporary kitchen and a spacious open-plan living area that seamlessly extends into a bright rear conservatory—ideal for relaxing or entertaining. Upstairs, the first floor offers two generously sized double bedrooms, including a master with an impressive range of built-in storage. A modern fitted shower room completes the accommodation. Outside, the garden extends along the side of the property and includes a large storage shed, as well as rear pedestrian access leading directly to the private parking space. In our opinion, this is a fantastic opportunity not to be missed. For more information or to arrange a viewing, please contact the Lawson Rose sales team today.

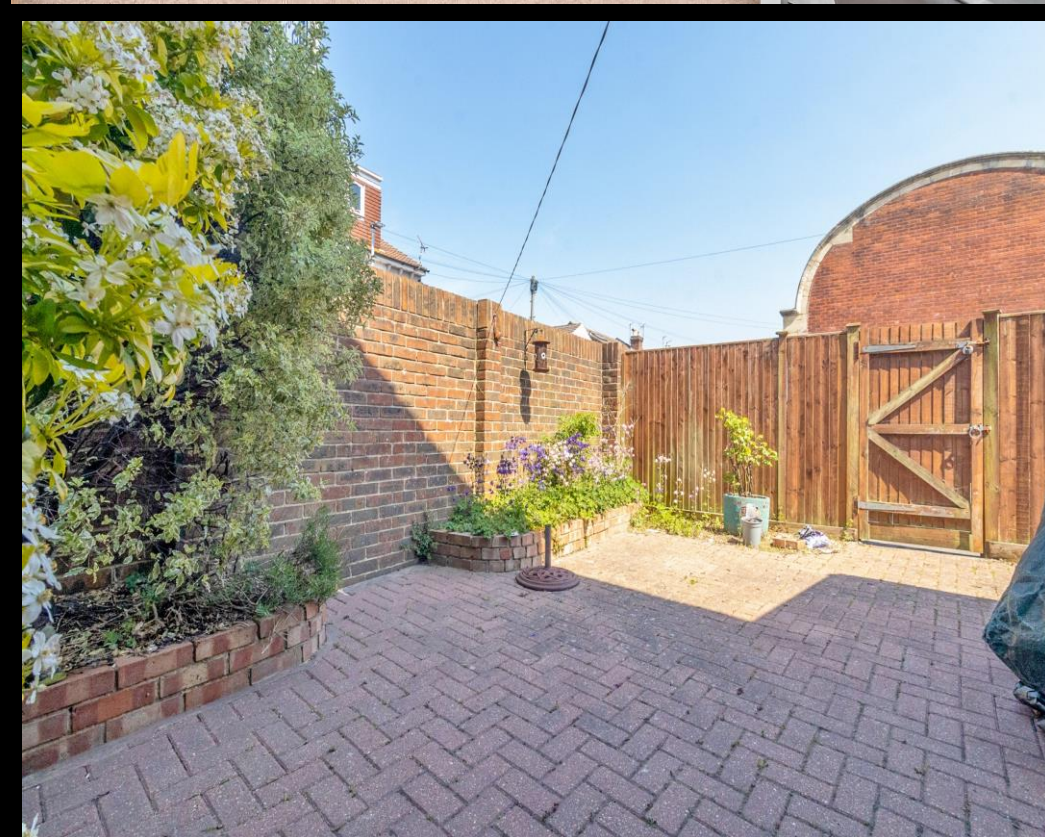
Material Information:

- 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 Space & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

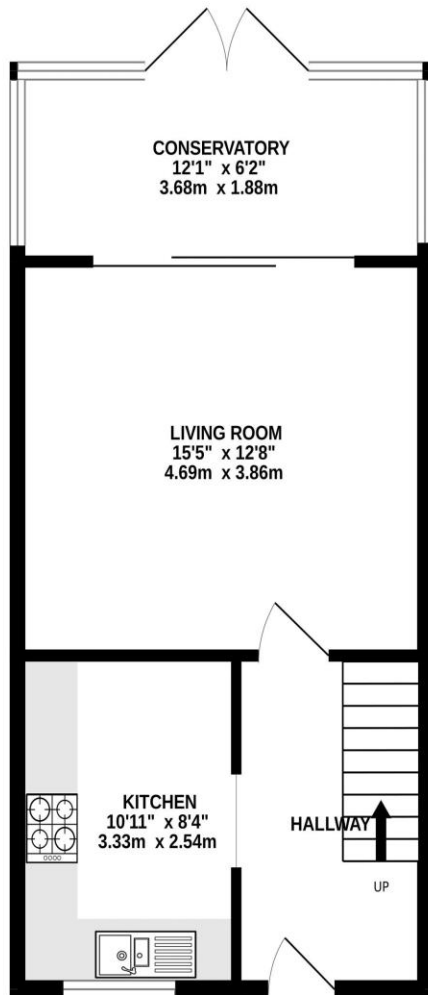


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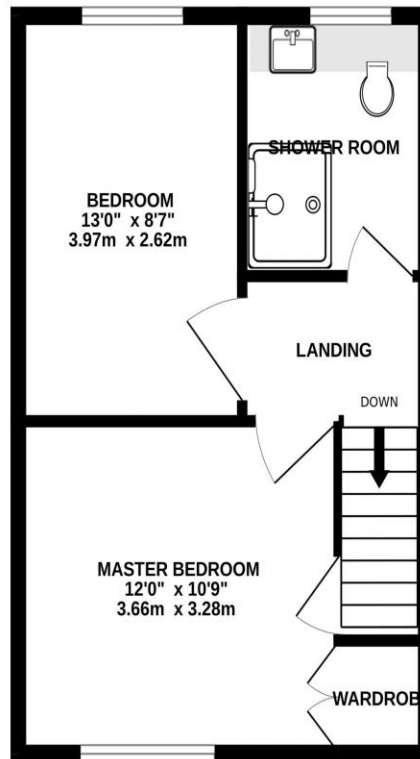




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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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