



# FOR SALE

## £360,000

27 Kimberley Road,  
Southsea, PO4 9NP.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This beautifully presented home is perfectly positioned within a popular pocket of PO4, just a short stroll from the seafront and promenade, making it an ideal choice for families and coastal lifestyle seekers alike.

Located on the highly requested Kimberley Road in Southsea, the property offers a wonderful blend of character, comfort and practicality. The accommodation begins with a spacious living room, enhanced by a large bay window and attractive feature fireplace, creating a warm and welcoming atmosphere. Moving through the home, you'll find a charming fitted kitchen that opens into the formal dining room, complete with a cosy log burner — a superb space for both everyday living and entertaining. To the rear, there is a useful lean-to/utility area along with a convenient downstairs W.C. The first floor provides three well-proportioned bedrooms, including two generous doubles and a third ideal as a child's room, guest bedroom or home office, alongside a modern and stylish family bathroom suite. Outside, the property benefits from a well-kept, low-maintenance enclosed rear garden, perfect for relaxing or outdoor dining. Altogether, this is a charming and well-balanced home set within a highly sought-after location. For further information or to arrange your 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.
- 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

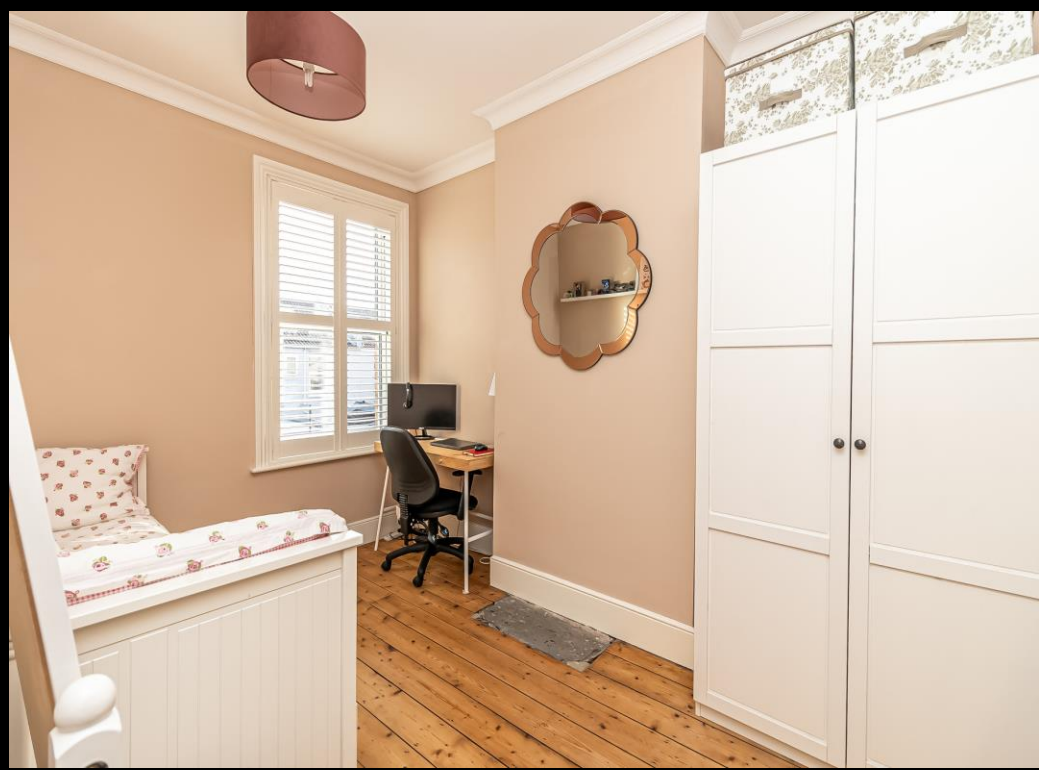


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

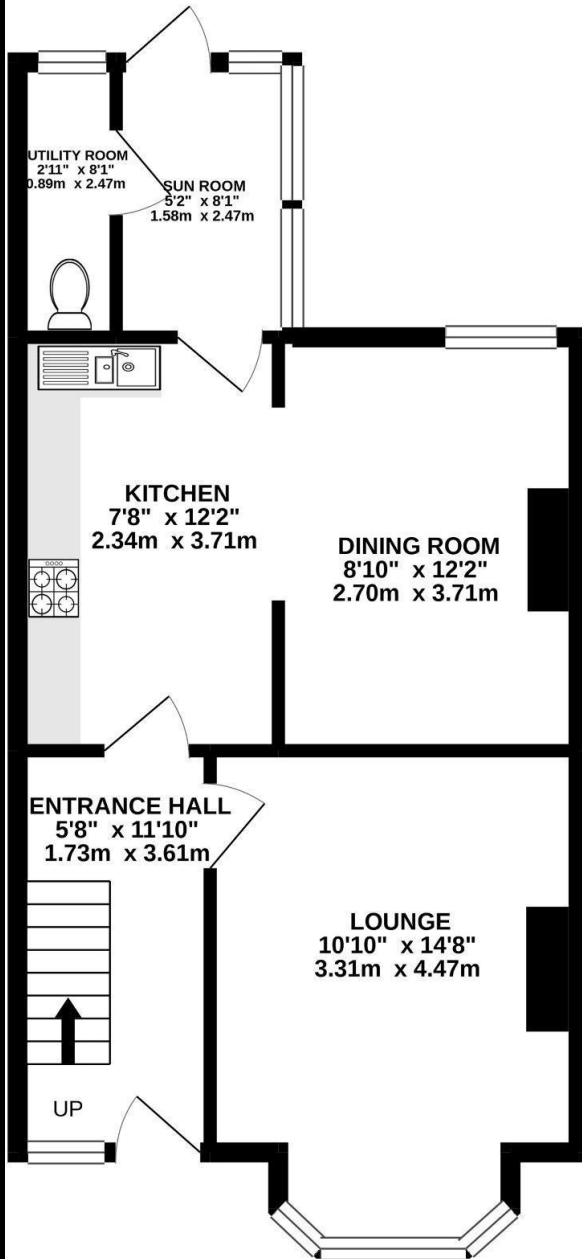




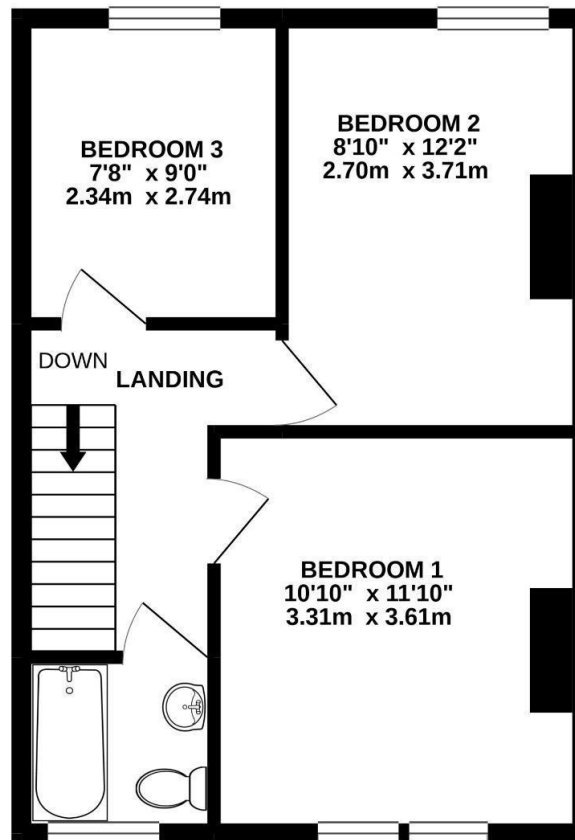




GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

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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27 KIMBERLEY ROAD, SOUTHSEA, PO4 9NP

Energy rating

C

Valid until 29.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	73   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.