



FOR SALE

£280,000

71 Pretoria Road,
Southsea, PO4 9BD.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

This three-bedroom bay and forecourt home is conveniently located close to local amenities and is offered to the market with no forward chain, making it an appealing opportunity for buyers looking for a straightforward purchase. Situated on Pretoria Road in Southsea, the property offers well-proportioned accommodation throughout. The ground floor provides a spacious living room with a large bay window, currently arranged as a bedroom, offering flexibility depending on a buyer's needs. There is also a fitted kitchen and a secondary reception room that would make an ideal formal dining space or additional lounge area. To the rear of the property is a useful lean-to/conservatory, currently utilised as a utility area, which also provides access to a convenient downstairs W.C. The first floor hosts a fitted family bathroom suite alongside three well-sized double bedrooms, providing plenty of space for family living or those needing additional room for guests or a home office. Externally, the home benefits from a low-maintenance enclosed rear garden measuring approximately 22ft, offering a pleasant outdoor space to relax or entertain. Given the space and the advantage of no forward chain, this property presents a great opportunity in a popular residential location. 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.
- 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)

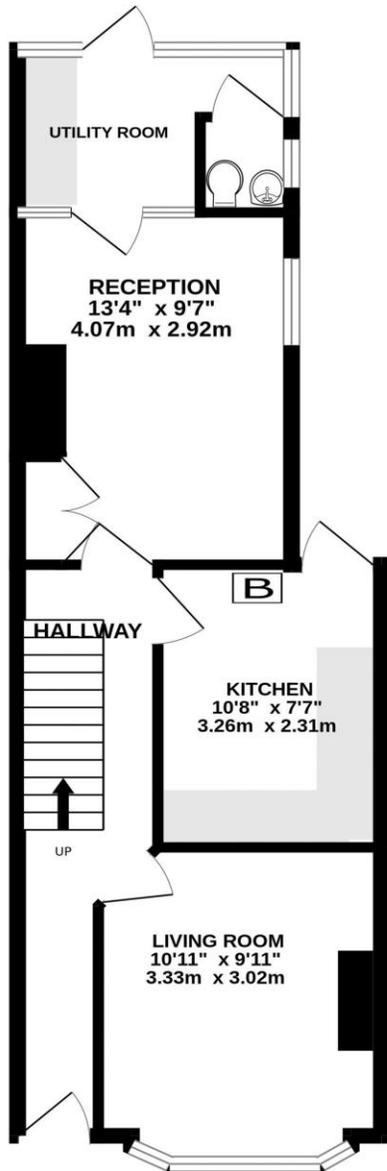


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

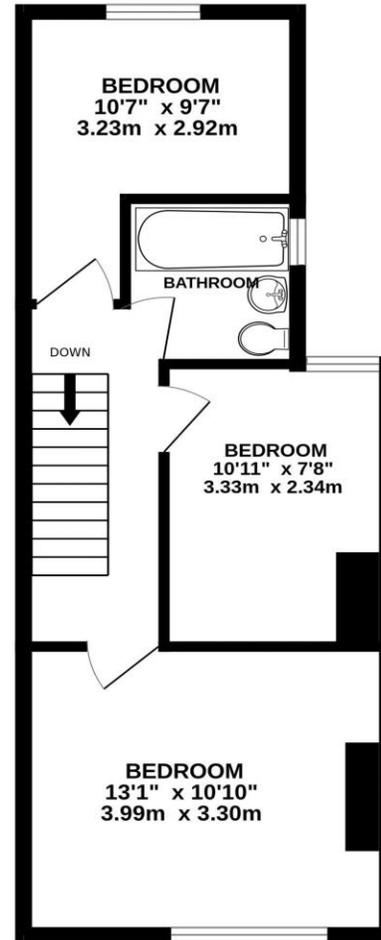




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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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