



FOR SALE

£365,000

6 Hester Road, Milton,
Southsea, PO4 8HB.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this superbly presented and deceptively spacious four-bedroom townhouse, situated on the popular Hester Road in Milton. Conveniently positioned within easy reach of local amenities, well-regarded schools and transport links, this impressive home has recently undergone extensive refurbishment and improvement throughout, creating a stylish and versatile living space that is ideally suited to modern family life. Arranged over several floors, the property offers a flexible layout with an abundance of well-proportioned rooms. Upon entering the home, you are welcomed by a hallway that leads through to a range of useful ground floor accommodation. On this level there is a comfortable reception room, perfect for use as a snug, home office or additional living space, alongside a generous boot room and a practical utility room providing excellent storage and everyday functionality. Completing this floor is a beautifully finished four-piece bathroom suite, fitted with modern fixtures and finished to a high standard. The first floor hosts two of the property's largest bedrooms, both bright and spacious rooms that provide ample space for furnishings and offer a calm retreat from the main living areas. The second floor continues to impress, providing two further well-proportioned bedrooms along with a convenient cloakroom, making this level ideal for children, guests or even additional workspace if required. The ground floor is undoubtedly a real highlight of the home, offering a further reception space alongside a stunning kitchen/dining area that has clearly been designed with entertaining and family living in mind. The kitchen itself is both stylish and functional, featuring modern fittings and plenty of worktop and storage space, while the dining area enjoys an abundance of natural light and views over the enclosed rear garden. The garden provides a pleasant outdoor setting, perfect for relaxing, dining al fresco or enjoying time with family and friends. Having been thoughtfully updated and improved throughout, this attractive townhouse offers a wonderful blend of space, style and practicality. In our opinion, it presents a fantastic opportunity for those seeking a substantial and ready-to-move-into family home in a well-regarded residential location. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer. To arrange an internal viewing, please contact the Lawson Rose office on 02392 367779.

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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



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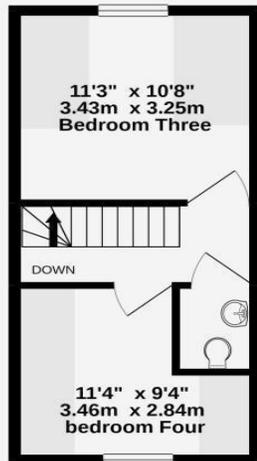




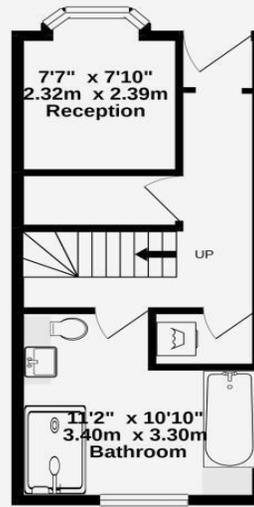
LOWER FLOOR



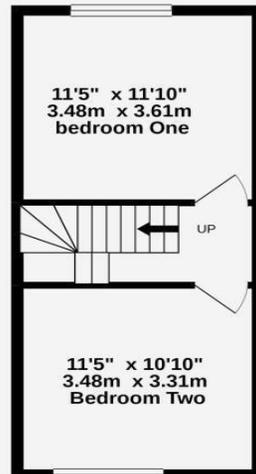
2ND FLOOR



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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.