



FOR SALE

£215,000

30b Milton Road,
Portsmouth, PO3 6AP.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

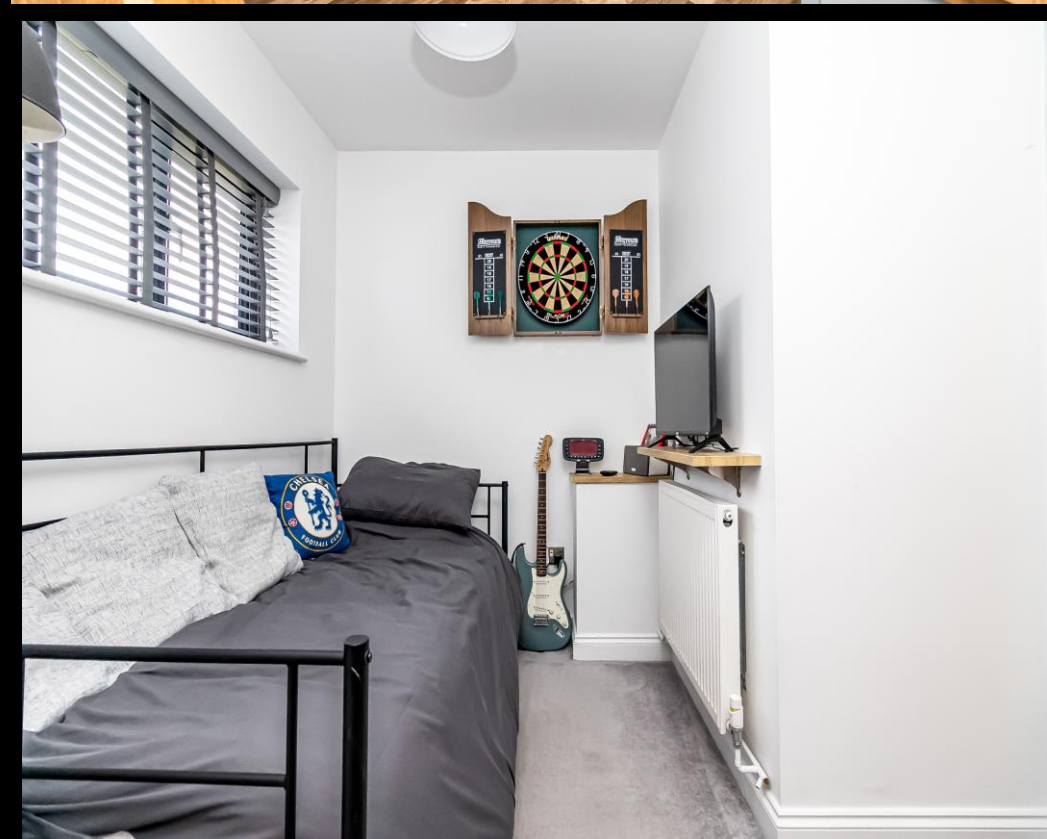
PROPERTY DESCRIPTION

This stunning three-bedroom, ground-floor flat offers a rare combination of period charm and contemporary style, complete with its own private west-facing garden and a share of the freehold. Situated on the ever-popular Milton Road, this beautifully presented property is perfect for first-time buyers, young families, or anyone looking for a stylish, low-maintenance home. With direct access from the street to its own front door, the inviting hallway immediately sets the tone for this light-filled, characterful home. To the front, a generously proportioned double bedroom features a charming bay window and an elegant en-suite with a classic roll-top bath, alongside a separate W.C.—a delightful blend of vintage sophistication and modern convenience. The main living area is a bright, welcoming space, ideal for relaxing or entertaining guests, and flows effortlessly into a rear conservatory that bathes the room in natural light. From here, French doors lead directly to the west-facing garden, a tranquil outdoor space laid mainly to lawn and perfect for summer evenings, barbecues, or simply enjoying a quiet moment in the sun. A handy utility cupboard adds practical storage solutions, while the second double bedroom offers ample space for family or guests. The kitchen has been thoughtfully designed and is well-finished, featuring a breakfast bar, contemporary units, and plenty of room for culinary creativity. At the rear of the property, a modern fitted shower room serves the third bedroom, completing the flexible accommodation. This flat is not only spacious but also full of character, blending period features with stylish modern touches throughout. With its private garden, excellent natural light, and sought-after location, it represents a wonderful opportunity to secure a charming and versatile home. An internal viewing is highly recommended to truly appreciate everything this property has to offer.

Material Information:

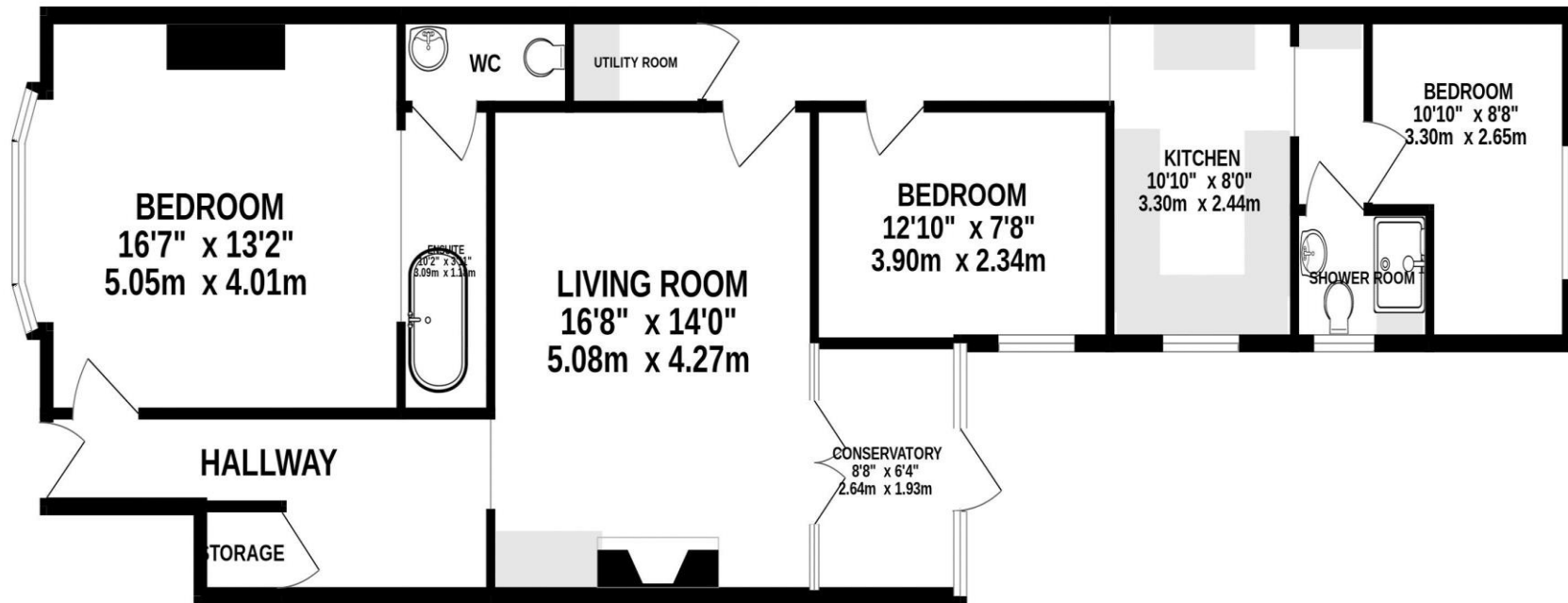
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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 A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Date of Original Lease: 9th September 2021
- Term: 125 years from and including 10 September 2021 and to and including 9 September 2146 – 120 Years Remaining
- Service Charge: 'As & When' Between 30A
- Ground Rent: N/A





GROUND FLOOR

1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.