



# FOR SALE

## £390,000

21 Wadham Road,  
Portsmouth, PO2 9ED.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Wow — this truly stunning period terraced property is brimming with charm and character throughout, beautifully retaining its original features while seamlessly blending them with stylish, modern living. Arranged over three inviting floors, this substantial home offers generous and versatile accommodation, making it an ideal family residence in the ever-popular North End. Situated on Wadham Road, the attention to detail is evident from the moment you step inside. An inviting entrance hallway leads through to a spacious living room, complete with a large bay window, feature fireplace and an ornate ceiling rose — a perfect example of the home's period elegance. Flowing through the property is a secondary reception room, currently used as a family room, which opens into the beautiful open-plan kitchen and dining space — the true heart of the home. This wonderful, light-filled room boasts original stained-glass windows and doors, leading through to a cosy rear conservatory that enjoys views and sunshine from the south-facing garden. The garden itself is superbly maintained and offers a rear workshop/store along with rear pedestrian access. Completing the ground floor is a separate utility area off the kitchen, providing access to a convenient downstairs W.C. The first floor offers three generously sized double bedrooms arranged off a spacious landing, with the principal bedroom benefiting from its own walk-in wardrobe. Each bedroom is charming in its own right, complemented by a stylish contemporary family bathroom suite. A staircase rises to the second floor where you'll find an additional bedroom, ideal as a guest suite, home office or teenager's room, along with ample storage and access to the loft. This is a fantastic opportunity to acquire a characterful yet practical family home, and an internal viewing is highly recommended to fully appreciate all that is on offer. 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.
- 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**

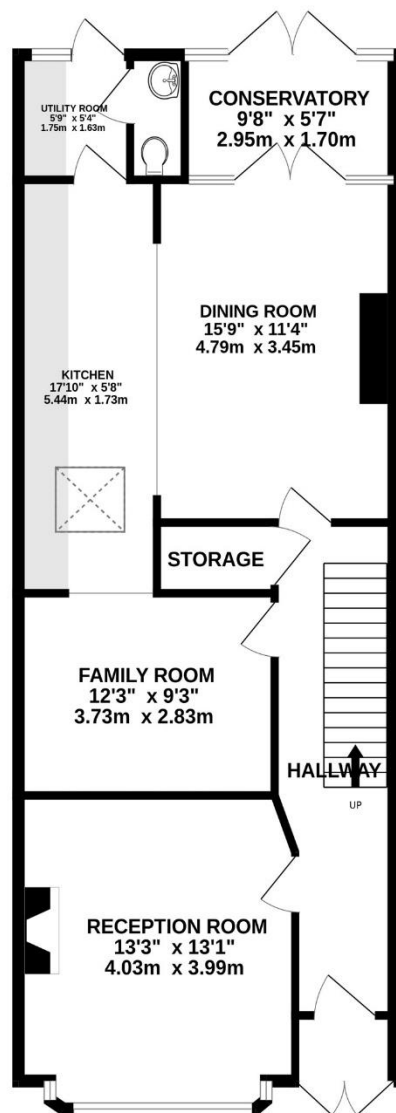




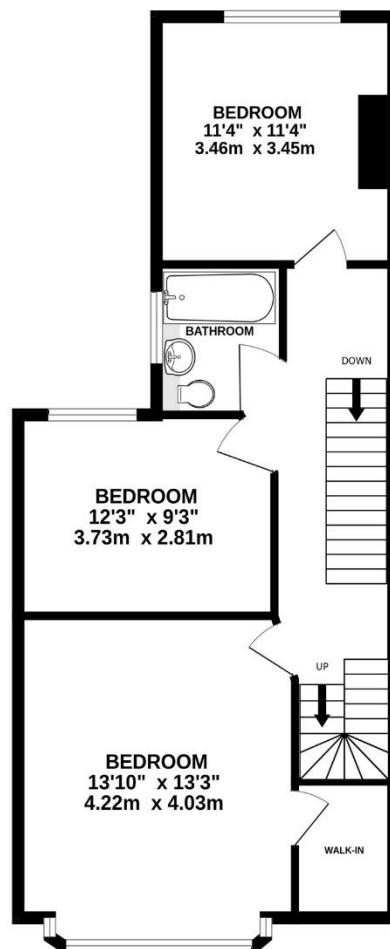




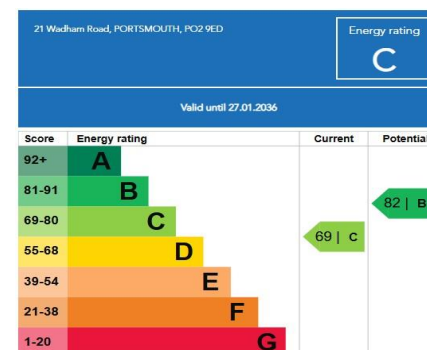
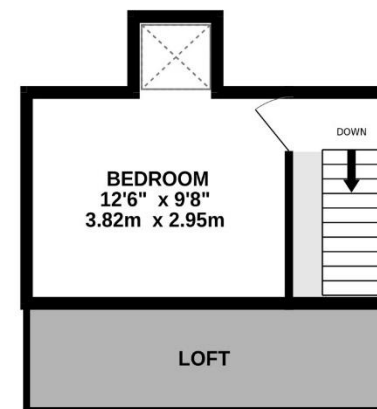
GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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