



FOR SALE

£285,000

19 Percy Road,
Southsea, PO4 0BH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! Stylish Three-Bedroom Home in the Heart of Southsea! This beautifully presented terraced property is perfectly positioned in central Southsea, just moments from local amenities and only around a ten-minute walk to Fratton Station. Situated on the sought-after Percy Road, the home offers a spacious, bright and airy open-plan living area – the true heart of the property and an ideal space for relaxing or entertaining. Beyond, you'll find a sleek, modern fitted kitchen and a contemporary bathroom to the rear. Upstairs, the first floor provides three generously sized double bedrooms, with the master benefitting from a large built-in wardrobe. Outside, the low-maintenance rear garden enjoys rear pedestrian access and offers excellent versatility. If desired, it could be adapted to provide off-road parking, with potential to create access via the large split road to the rear. This is a fantastic opportunity to secure a stylish family home or an impressive first-time buy. We highly recommend an internal viewing to fully appreciate what this property has to offer. For more information or to arrange a viewing, please contact the Lawson Rose sales team today.

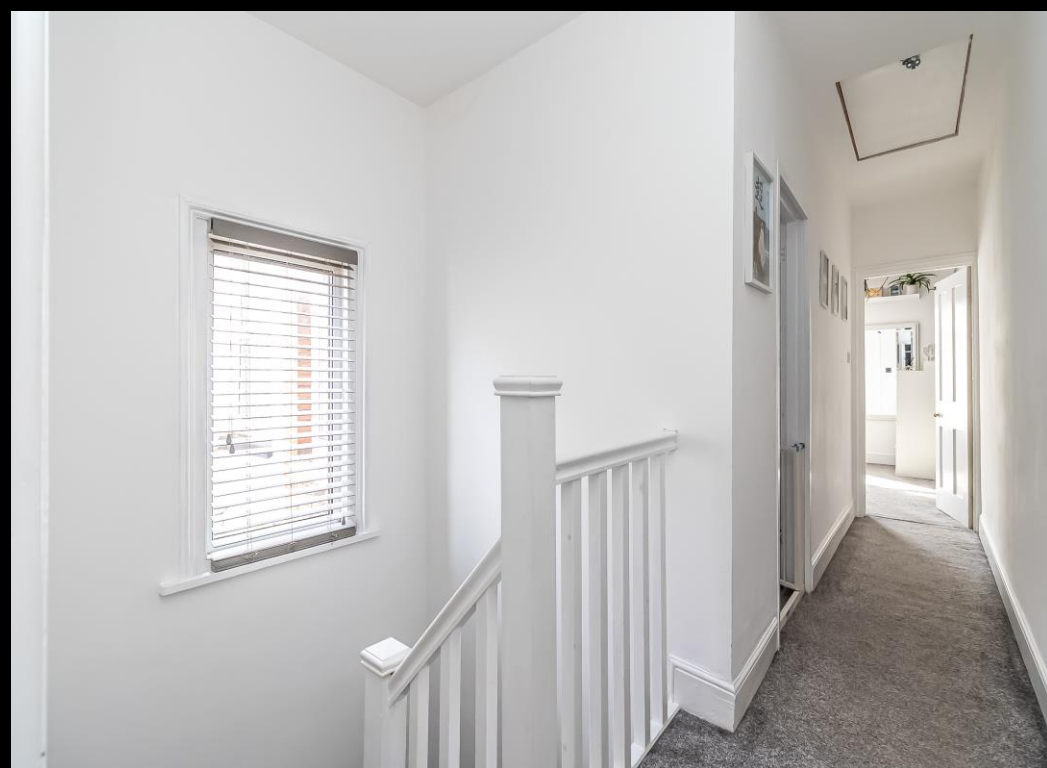
Material Information:

- 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: 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)

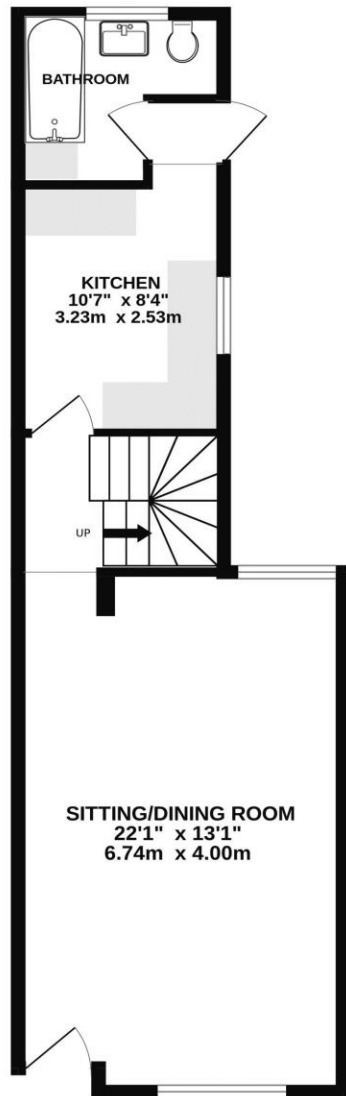


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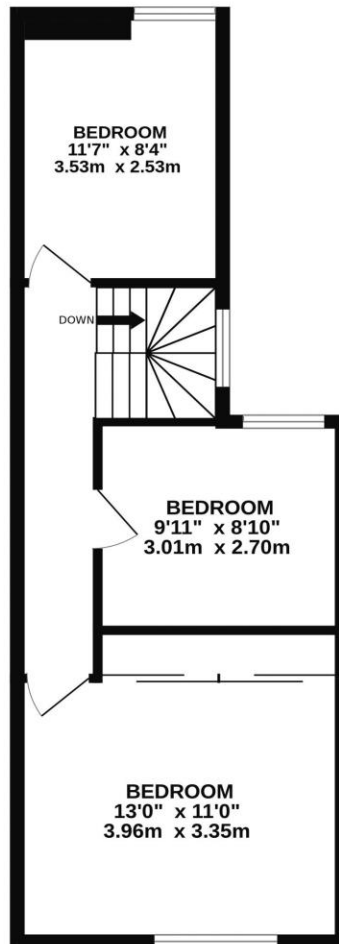




GROUND FLOOR



1ST FLOOR



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.