



# FOR SALE

**£330,000**

61 Tudor Crescent,  
Portsmouth, PO6 2SR.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This well-presented, modern four-bedroom townhouse is set across three inviting floors and is offered to the market with no forward chain. Situated on Tudor Crescent, the property could make an ideal home for a growing family, benefitting from off-road parking to the front and a low-maintenance 35ft rear garden. Upon entering, the hallway leads to a stylish kitchen/breakfast room, a convenient downstairs W.C, and a bright, spacious living room with double doors opening out to the garden. The first floor provides a contemporary family bathroom, a generous double bedroom, and a versatile fourth bedroom that could be ideal as a nursery, home office or dressing room. Stairs then rise to the top floor where you'll find two further double bedrooms, including the impressive master suite which features a range of built-in wardrobes and its own en-suite shower room. Additional benefits include gas central heating, double glazing throughout, and rear pedestrian access to the garden. We highly recommend an internal viewing to fully appreciate all that this spacious home has to offer. To arrange a viewing or for more information, 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.
- Estate Charge: £ TBC
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

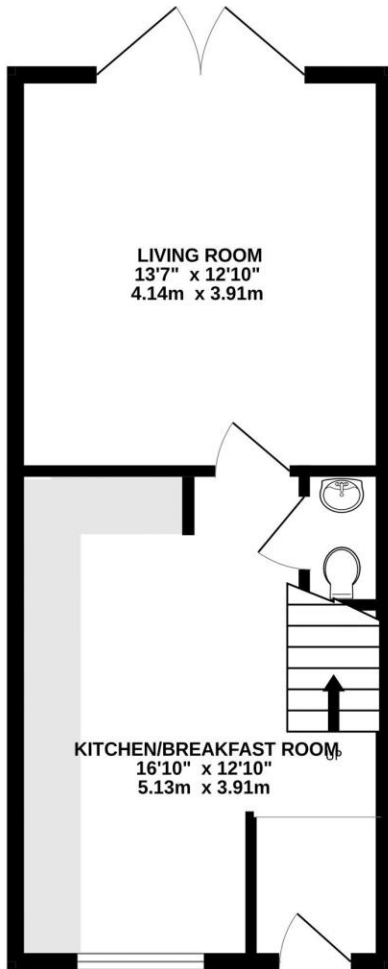


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

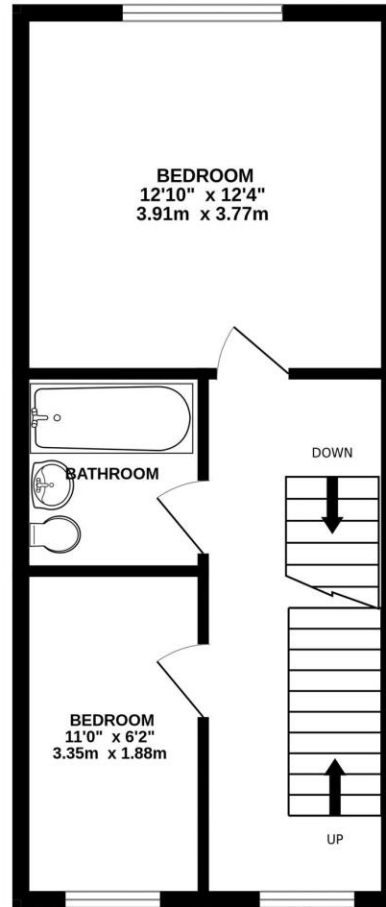




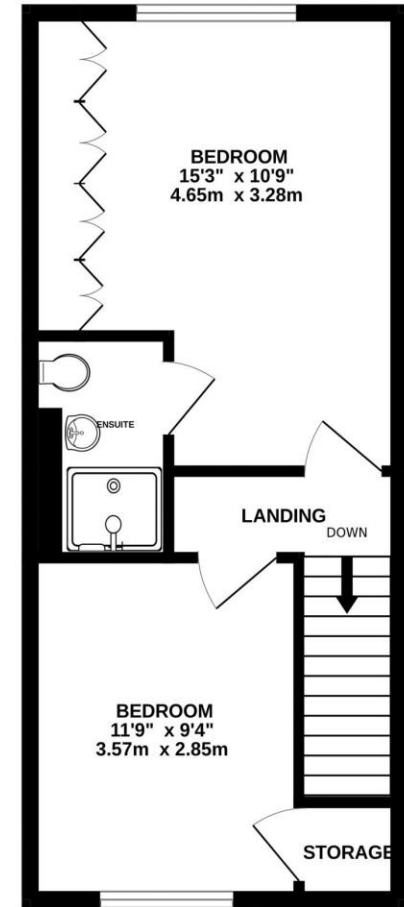
GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	78   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.