



# FOR SALE

## £525,000

Constance Villa, 75 Orchard Road,  
Southsea, PO4 0AD.

Tenure: Freehold

ESTATE AGENTS  
**LAWSON  
ROSE**

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Exciting opportunity to acquire this three bedroom home with SEPARATE STUDIO ACCOMMODATION. 'Constance Villa' is situated in the popular south coast location of Southsea and enjoying good access to commuter links to London from the Train Station at Fratton. This charming period property also offers separate studio accommodation possibly ideal for those looking to house extended family or indeed work from home. Parking vehicles for all the family is not an issue as the property benefits in having driveway parking which leads to a double garage to the rear of the property. Constance Villa itself enjoys well sized accommodation which comprises of in brief: Entrance hall, sitting/dining room, kitchen/breakfast room, lean-to utility space and w/c on the ground floor with three bedrooms, a bathroom and separate w/c on the first floor. There is also the added benefit of a cellar. To fully appreciate what this opportunity has to offer in full a viewing arrangement is encouraged and can be arranged by calling Lawson Rose.

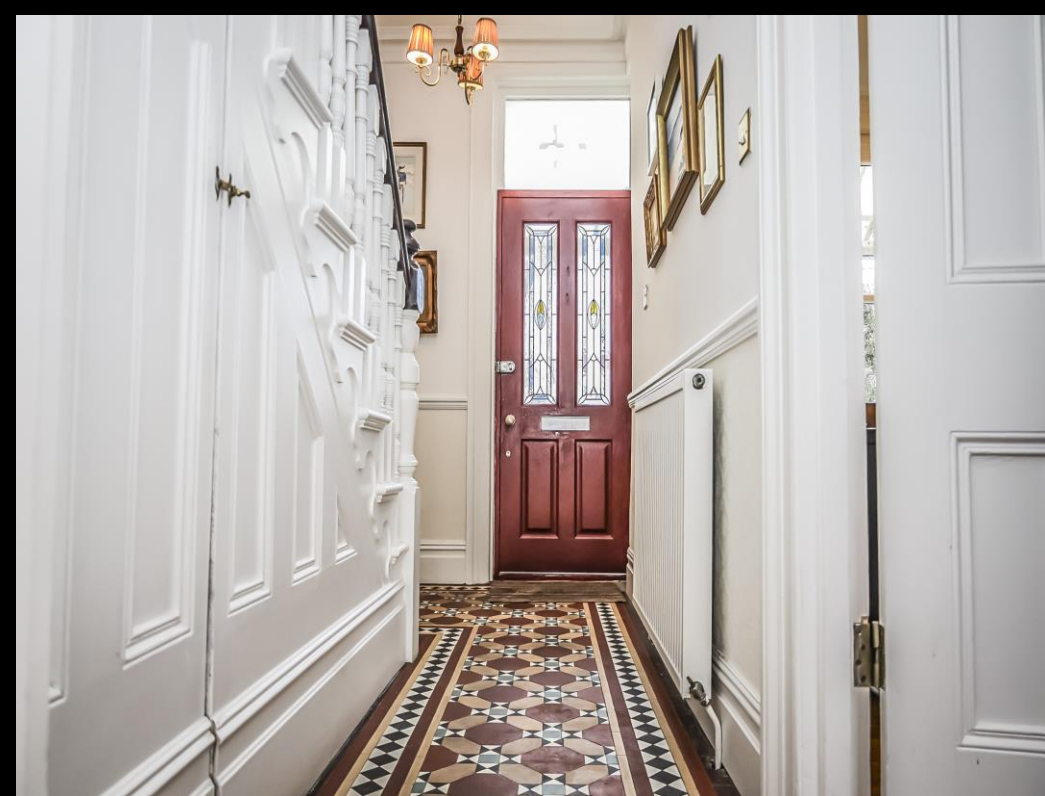
### Material Information:

- 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300. – Garage & Driveway
- 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**



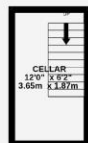




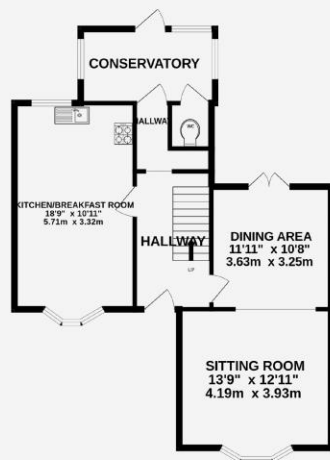




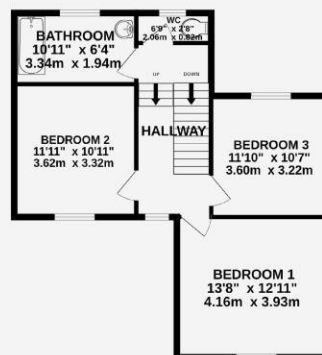
BASEMENT LEVEL



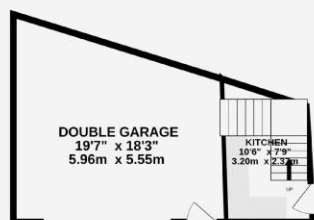
GROUND FLOOR



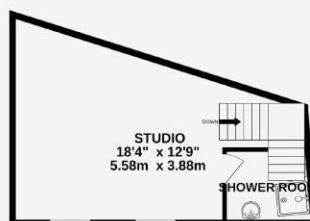
1ST FLOOR



GROUND FLOOR / GARAGE



STUDIO ACCOMMODATION



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.