



NEXA
PROPERTIES

57 Lawrence Road Southsea PO5 1NU



AT A GLANCE

Beautifully Presented & Tastefully Refurbished

Three/Four Bedrooms

Modern Stylish Kitchen With Dining Area

Two First Floor Shower Rooms With W.C's

Downstairs WC

Wood Flooring, New Carpets & Tasteful Décor

West Facing Garden

Within 250m Of Albert Road Shops Bars & Restaurants

Close To Well Renowned Schools

No Forward Chain!





ABOUT THE PROPERTY

A beautifully presented and recently upgraded period home, offering approximately 1,290 sq ft of well-balanced accommodation that effortlessly blends character features with modern-day living.

The ground floor is both welcoming and versatile, beginning with a bright and airy living room centred around a striking bay window that floods the space with natural light—creating a warm and inviting setting for both relaxing and entertaining.

To the rear, the property opens into a generous kitchen/dining room, thoughtfully designed to serve as the true heart of the home. With ample space for dining and everyday family life, this sociable area enjoys direct access onto the garden, making it perfect for indoor-outdoor living, summer gatherings, and busy households alike.

A second reception can act as another bedroom and with a W.C adds further convenience, particularly for guests and provides flexible living arrangements.





ABOUT THE PROPERTY

Upstairs, the first floor offers three well-proportioned bedrooms, each tastefully decorated and ideal for a growing family, home working, or guest accommodation. These are served by two stylish and recently updated shower rooms, finished to a high standard with a modern, clean aesthetic.

Externally, the west-facing garden is a particular highlight of the home—designed to make the most of afternoon and evening sunshine. Whether enjoying a quiet moment after work or hosting friends, this outdoor space provides an ideal setting for relaxation and entertaining, with plenty of scope for further landscaping or personalisation.

Further benefits include close proximity to well-regarded local schools, excellent transport links in and out of the city, and the significant advantage of no forward chain—allowing for a smoother and potentially quicker purchase.







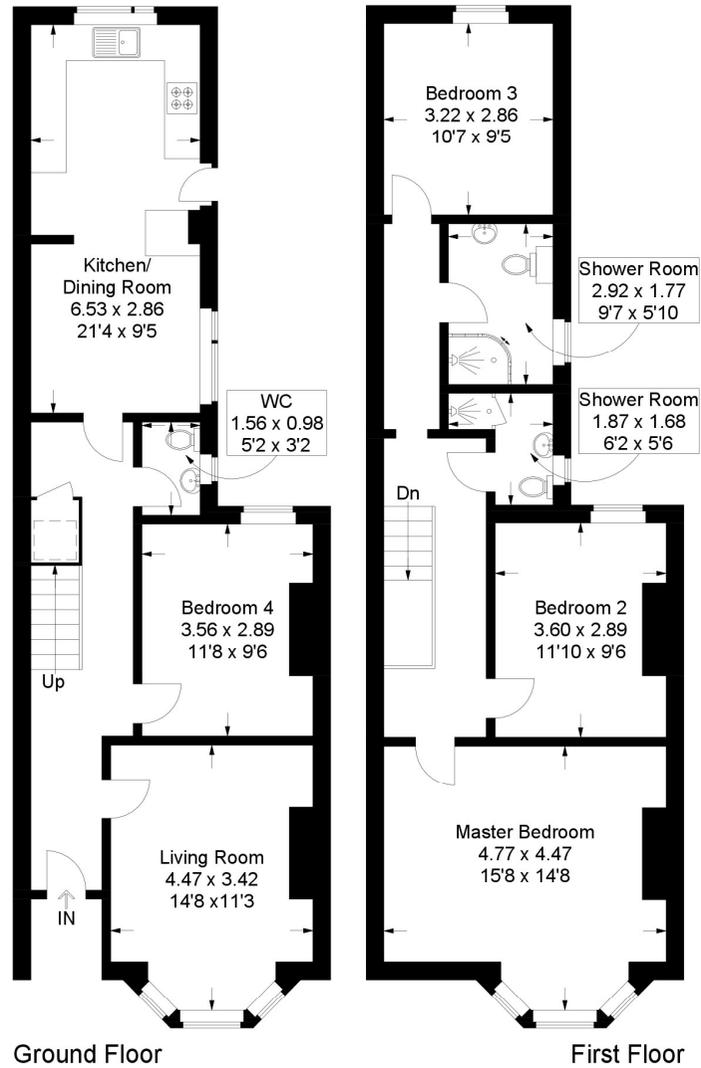
Lawrence Road, Southsea

Approximate Gross Internal Area = 119.3 sq m / 1285 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.5 sq m / 5 sq ft

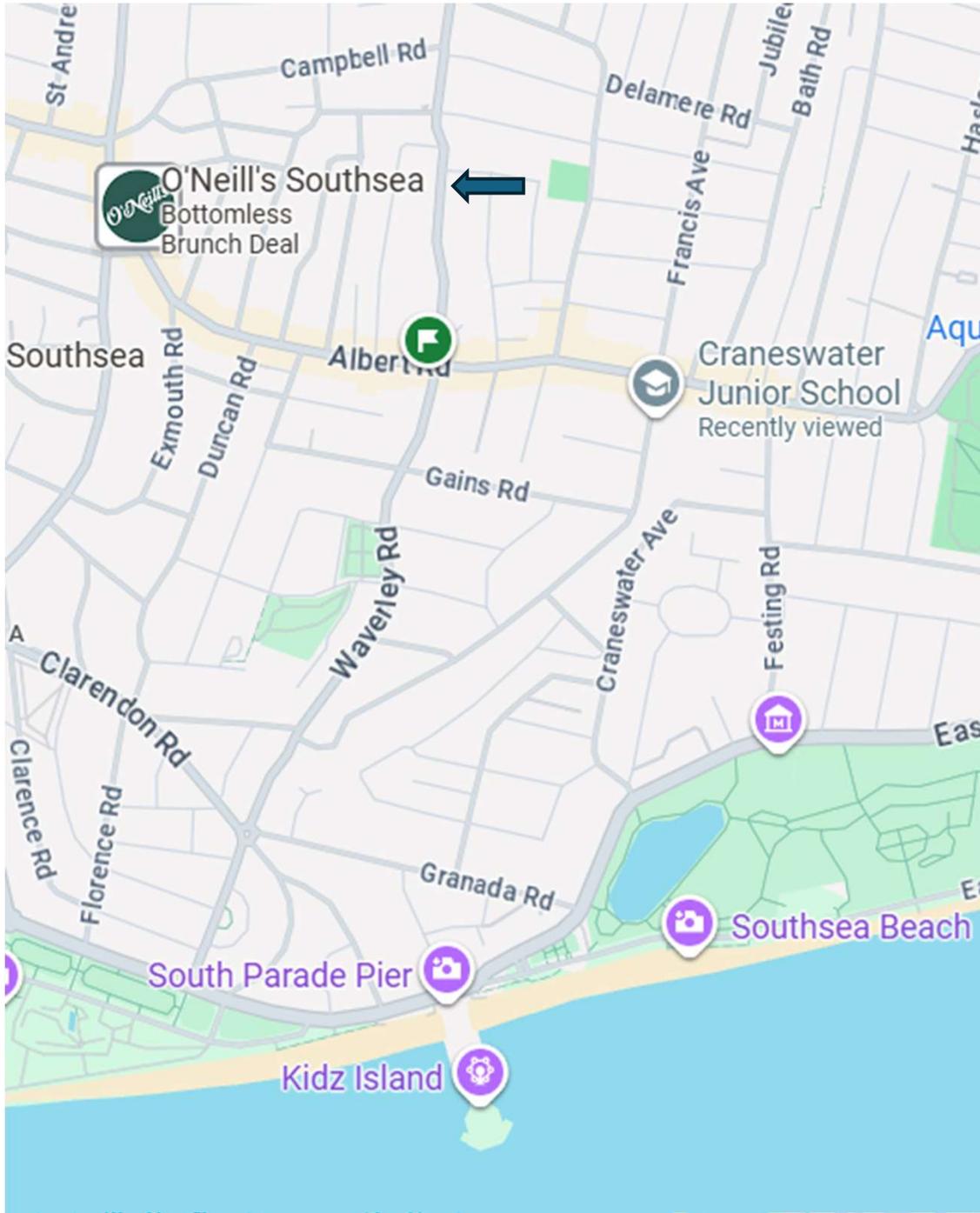
Total = 119.8 sq m / 1290 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





LOCATION

The property is superbly positioned just moments—approximately 250 metres—from Albert Road, renowned for its vibrant and eclectic mix of independent restaurants, cafés, pubs and bars, offering a true community feel and lively atmosphere.

The historic Kings Theatre is within easy reach at around 500 metres, providing a rich programme of entertainment, while Southsea Seafront lies approximately 1 kilometre away—perfect for coastal walks, cycling, and enjoying the open sea air.



THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

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