



# FOR SALE

## £475,000

Flat 1, 77 Festing Road,  
Southsea, PO4 0NQ.

Tenure: Share of Freehold

ESTATE  AGENTS

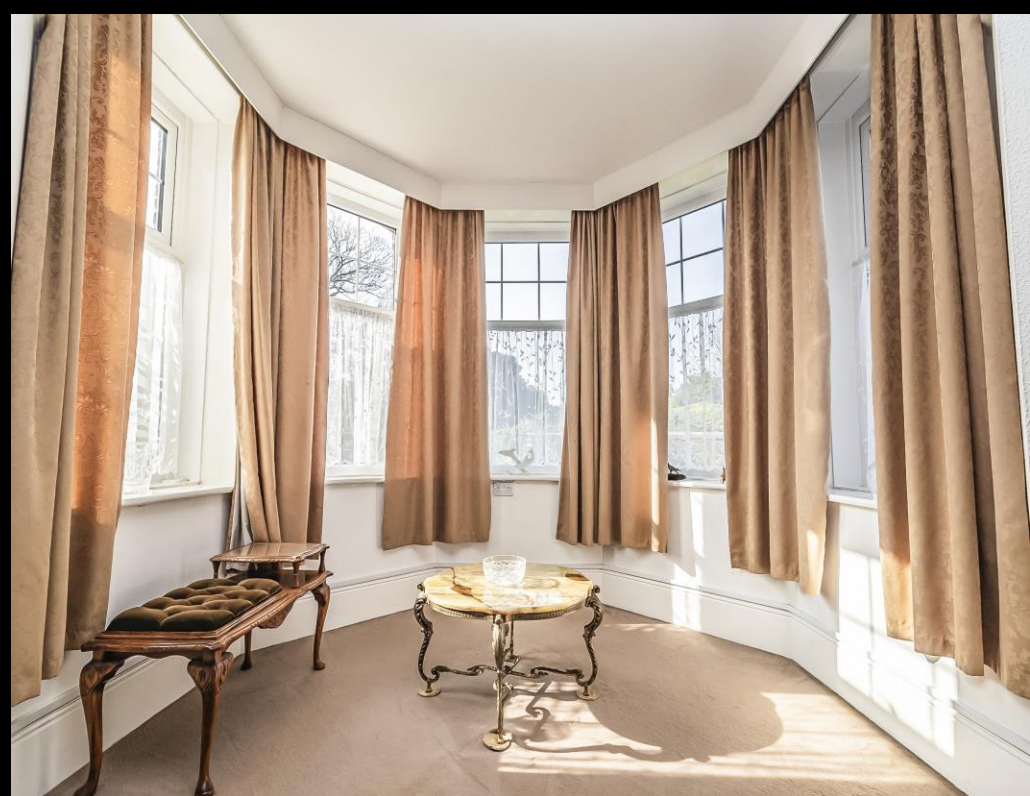
# LAWSON ROSE

## PROPERTY DESCRIPTION

Within an imposing historic building, this three-bedroomed ground floor apartment is now on the market for the first time in fifty years, and offers an unparalleled blend of history, charm, and coastal convenience. Situated adjacent to the tranquil Canoe Lake and just a stone's throw from the delightful seafront, this residence provides seaside living at its finest. Upon arrival, a grand entrance hall sets the tone for the spacious interiors that await. Stepping into the expansive living room, you're greeted by a captivating turret of windows, which bathe the room in natural light, creating an inviting ambiance perfect for relaxation and entertainment. The property boasts three generously sized bedrooms, providing ample space for comfortable living. Additionally, a formal dining room adorned with a large bay window offers the perfect space for gracious gatherings. The well-appointed kitchen, although in need of modernisation, presents a canvas for creativity, while a convenient shower room and separate utility space cater to everyday practicalities. Beyond the interiors, the property's allure extends to its outdoor spaces. There is freehold ownership and sole use of the wrap-around garden which envelops the residence, offering a retreat for outdoor enjoyment and leisure. Noteworthy amenities include freehold ownership of the right-hand side of a sizeable garage and carport, ensuring hassle-free parking. Offered with no forward chain, this unique property presents an exceptional opportunity to customize and create a wonderful property by the sea. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

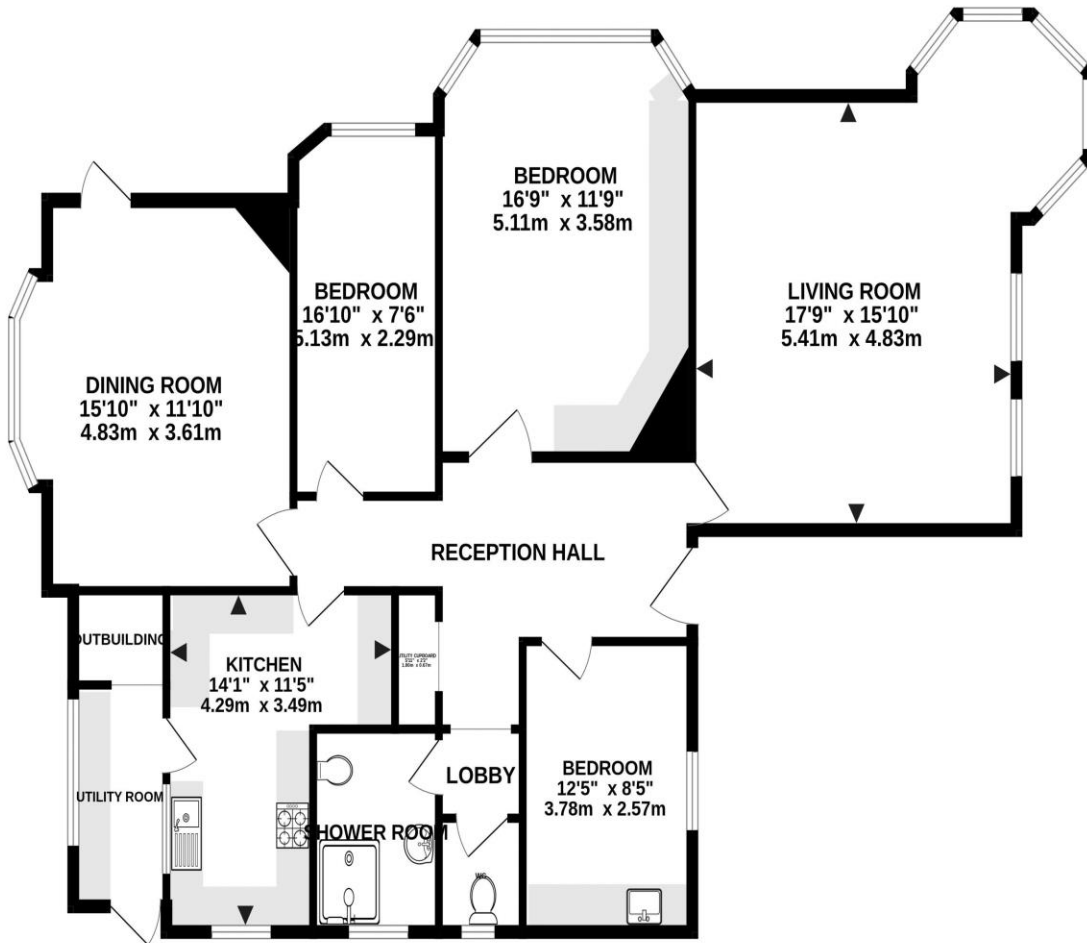
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Electric Storage 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.
- Parking: Freehold ownership of Right Side Of Garage & Car Port
- Other Freehold ownership and sole use: Garden. Workshop/storage area in brick building adjacent to the garage.
- Council Tax: Portsmouth City Council Band A
- Flood Risk Surface Water High Risk / Sea & Rivers Low Risk – (Stated on the Gov.uk portal)
- Share Of The Freehold
- Date of Original Lease: 8th October 2009
- Term: 999 Years from 1 January 2009
- Management Company: Redlands Residents Association Limited
- Service Charge: £175 PCM
- Lease Restriction: A copy of the lease is available upon request.





## GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	32 F	
1-20	G		

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



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, PO4 8DS

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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