



FOR SALE

£175,000

Flat 2, 27 Festing Road,
Southsea, PO4 0NG.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

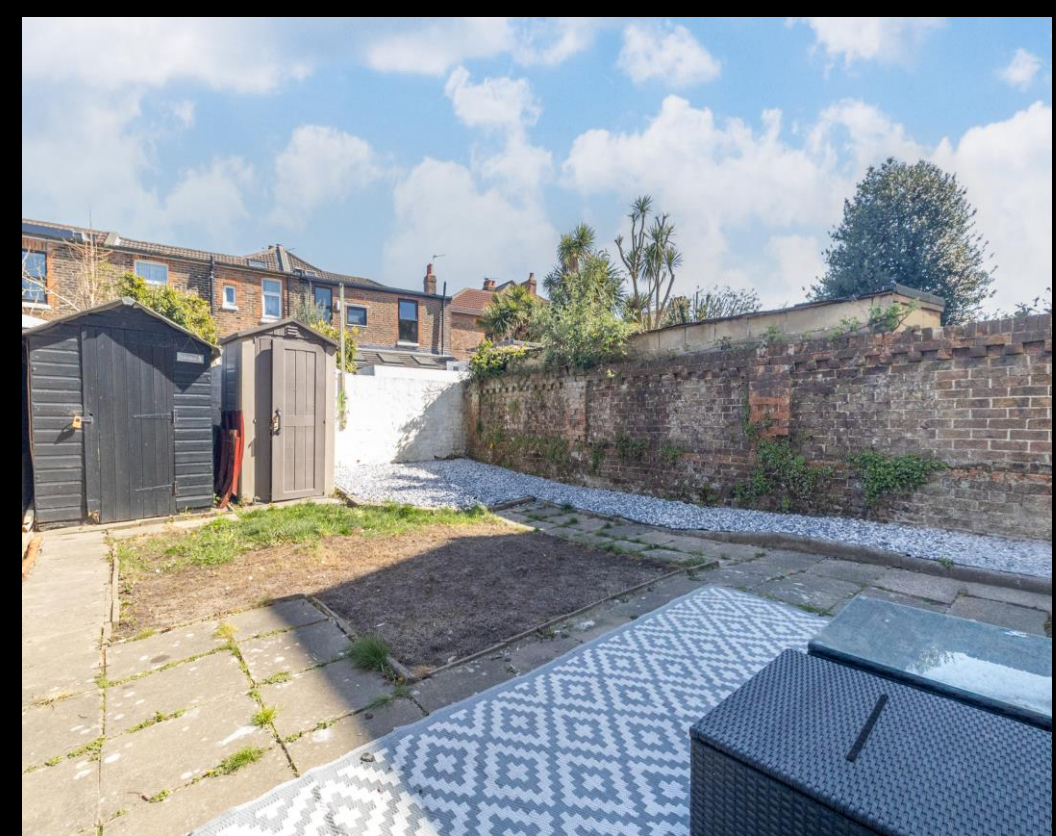
PROPERTY DESCRIPTION

Found in a sought-after Southsea location, this delightful one-bedroom garden flat offers the perfect blend of convenience and privacy. Situated on Festing Road, moments from the vibrant amenities of Albert Road and within easy reach of the seafront and Canoe Lake, this home is ideal for first-time buyers or investors alike. Tucked away at the rear of the building, the property enjoys a private entrance and a peaceful setting away from the road. Inside, the accommodation includes an open-plan living area with a modern kitchenette, a generous double bedroom, and a well-appointed bathroom suite. The home also benefits from gas central heating and double glazing throughout. One of the standout features is the impressive 31ft private rear garden—an ideal space to relax or entertain. An internal viewing is highly recommended to fully appreciate what this property has to offer. For further details or to arrange a viewing, please contact the Lawson Rose sales team today.

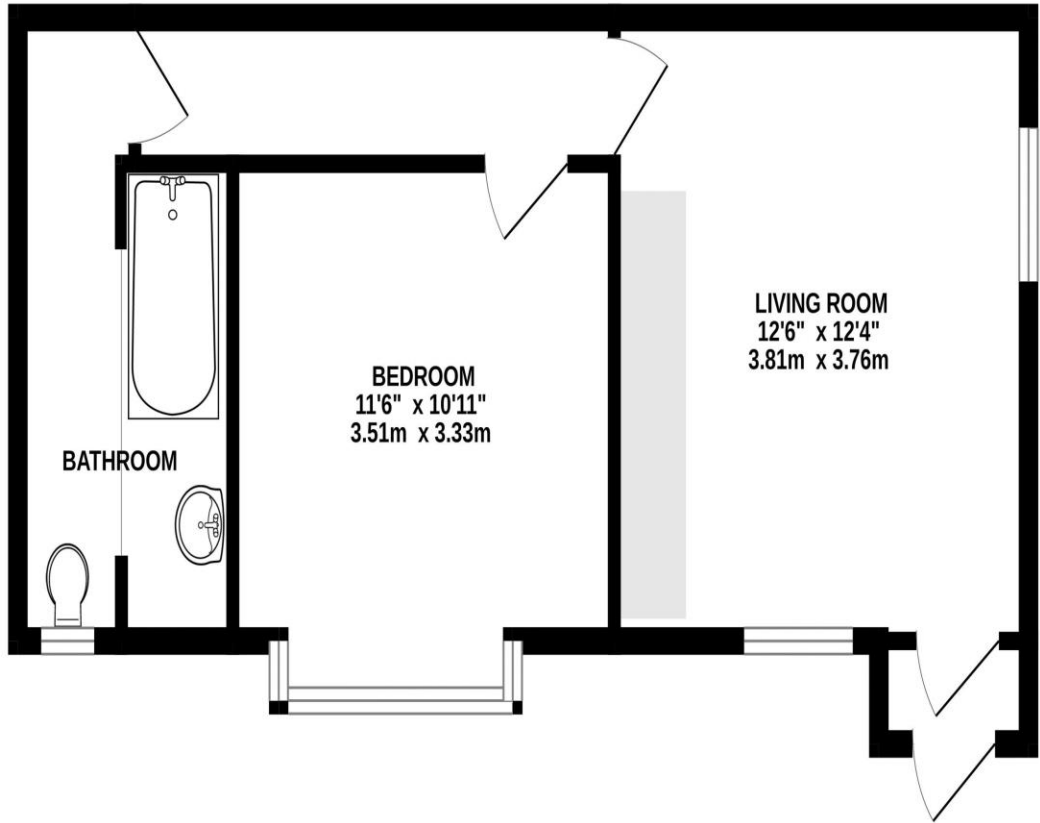
Material Information:

- 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 A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 189 years beginning on and including 24th June 1989 – 153 years remaining
- Management Company: PRAXIS block Management
- Service Charge: 26th Dec 2024 to 25 Dec 2025 - £1667.49
- Ground Rent: £200 P/A (on lease)
- Lease Restriction: A copy of the lease is available upon request.





GROUND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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