



FOR SALE

£150,000

113 Ferry Road,
Southsea, PO4 9UD.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This beautifully presented one-bedroom first floor apartment offers stunning sea views from its very own private balcony, allocated off-road parking, and is available with no forward chain! Tucked away within the peaceful, modern Ferry Road development, the property enjoys an enviable location just moments from Eastney Beach, Lock Lake, and Southsea Marina — making it a perfect choice for first-time buyers, downsizers, or anyone seeking a tranquil coastal retreat close to the sea. Step inside and you'll immediately appreciate the care and attention that has gone into maintaining this delightful home. Off the welcoming hallway is a generously sized double bedroom, a sleek and modern fitted bathroom suite, and a large storage cupboard for added convenience. The heart of the home is the bright and airy open-plan living area, complete with a stylish kitchenette and space for dining or relaxing. Sliding doors open directly onto the private balcony — the perfect spot to enjoy your morning coffee while soaking in those wonderful sea views. This charming home truly needs to be seen to be appreciated. With its combination of modern living, coastal charm, and practical benefits such as allocated parking and no forward chain, opportunities like this are rare. For further information or to arrange your internal viewing, please contact the Lawson Rose sales office 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.
- Parking: Allocated Off Road Parking Space
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Tenure: Leasehold
- Term: 215 years from 25th December 1986
- Management Company: DACK
- Service Charge: ½ Yearly Service Charge 25 June 2025 to 24th December 2025 - £730.00
- Ground Rent: £100.00 P/A

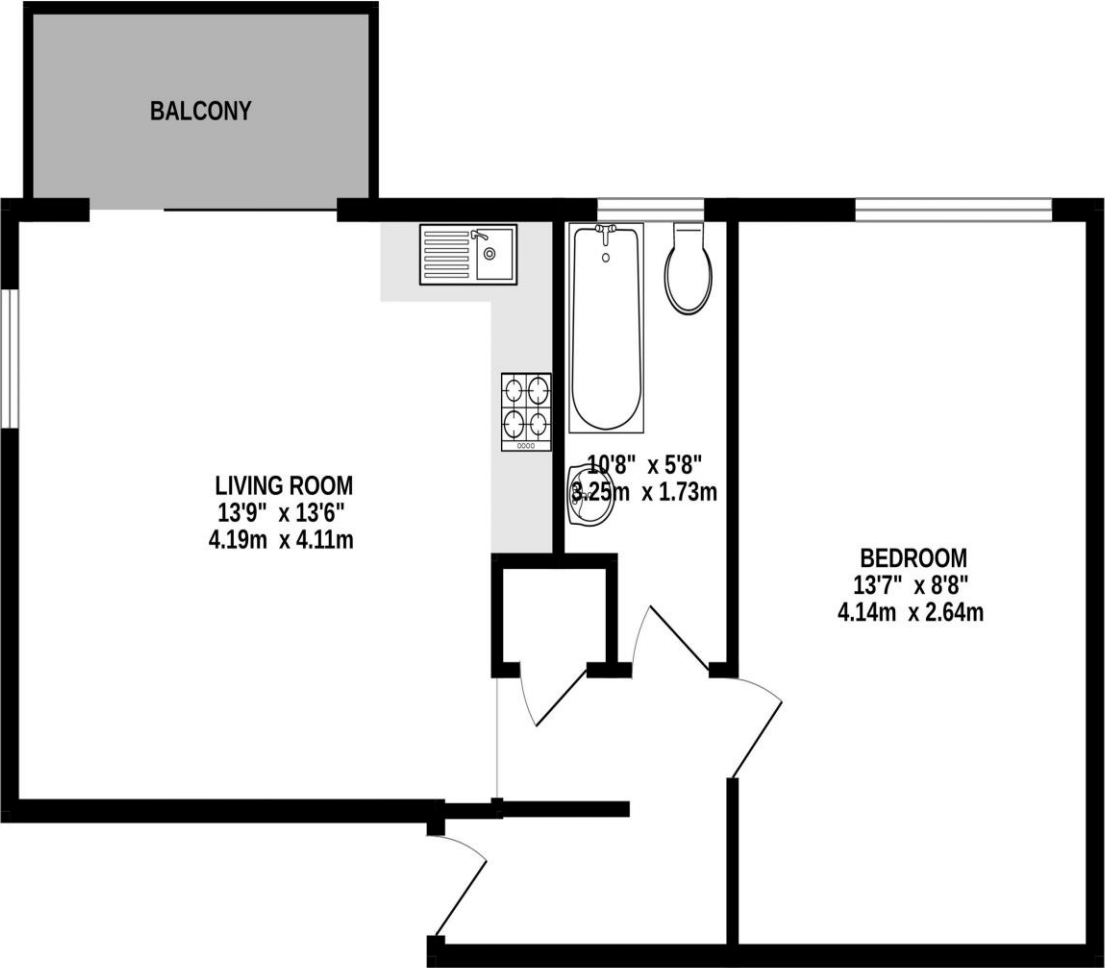


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1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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.

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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