

£375,000
127 Ferry Road
Southsea, PO4 9UD

FOUR BEDROOM TOWN HOUSE WITH TWO BALCONIES & PARKING! Situated in a quiet and peaceful waterfront setting of Eastney Marina development, this town house is located on the ever popular Ferry Road, just moments away from the beach. Arranged over four principle floors, the accommodation has been tastefully renovated by the owner and gives the home a contemporary feel throughout. The ground floor offers an office space, which was previously a carport, cloakroom and a stunning fitted kitchen/dining room with integral appliances, which leads out to an enclosed garden with rear access. The first and second floors offer a spacious living room with balcony, three bedrooms and a lovely family bathroom suite. The master bedroom can be found on the top floor with access to an additional balcony which offers views of Eastney Marina and the sea! Driveway parking completes the appeal for this lovely family home. To fully appreciate the location and finish on offer, contact the Southsea branch.

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ENTRANCE Paved driveway, double glazed door to:-

HALLWAY Stairs to first flooring landing, doors to all rooms, radiators, storage cupboard with space for washing machine.

OFFICE 8' 7" x 7' 3" (2.62m x 2.23m) Double glazed window to front elevation, storage cupboards, laminate flooring.

CLOAKROOM 2' 9" x 6' 4" (0.85m x 1.95m) Close coupled WC, radiator, wall mounted wash basin, tiled to principal areas, laminate flooring.

KITCHEN/DINER 12' 4" x 11' 6" (3.76m x 3.51m) Stunning fitted kitchen comprising a range of wall and base level units incorporating square edgework surfaces, Belfast sink with mixer tap, gas hob and electric oven, integral 'Lamona' appliances include fridge/freezer and dishwasher, tiled to principal areas and laminate flooring, double glazed French doors to garden.

FIRST FLOOR LANDING Stairs to second floor landing, carpeted, doors to living room and bedroom four.

BEDROOM FOUR 6' 10" x 11' 8" (2.09m x 3.58m) Double glazed window to front elevation, radiator, laminate flooring.

LIVING ROOM 15' 9" x 11' 7" (4.81m x 3.54m) Double glazed sliding door to balcony, laminate flooring, radiator.

BALCONY Enclosed by glass panels and metal railings.

SECOND FLOOR LANDING Doors to all rooms, carpeted, stairs to master bedroom, cupboard housing hot water tank.

BEDROOM THREE 6' 9" x 11' 8" (2.08m x 3.56m) Double glazed window to front elevation, carpeted, radiator.

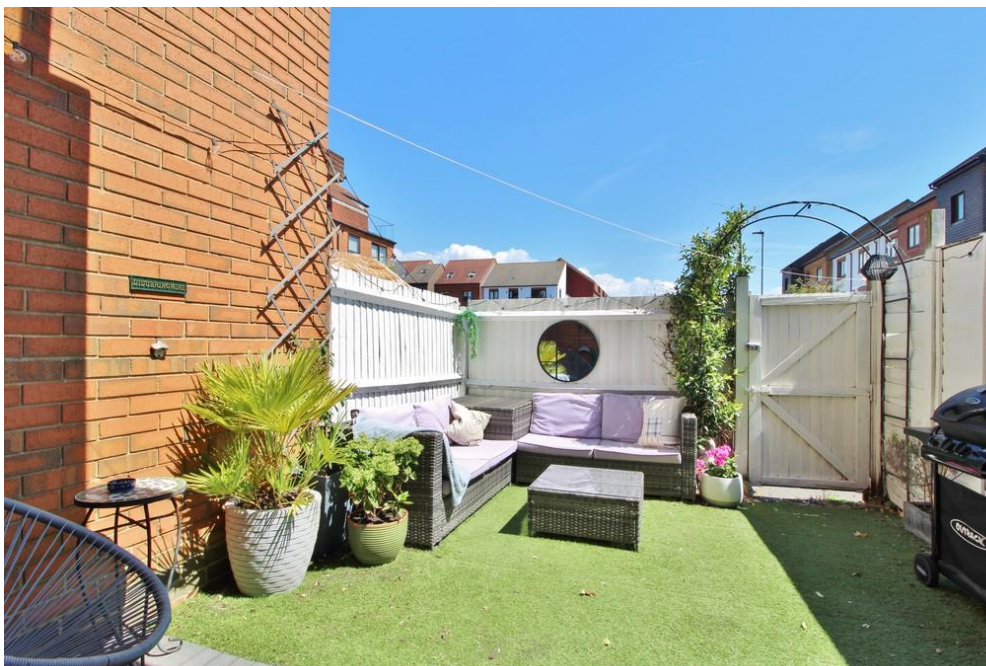
BATHROOM 6' 2" x 8' 5" (1.89m x 2.59m) Panel enclosed bath with central tap and thermostatic shower, oversized shower head, pedestal mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas and laminate flooring.

BEDROOM TWO 9' 0" x 11' 7" (2.76m x 3.55m) Double glazed window to rear elevation, carpeted, radiator.

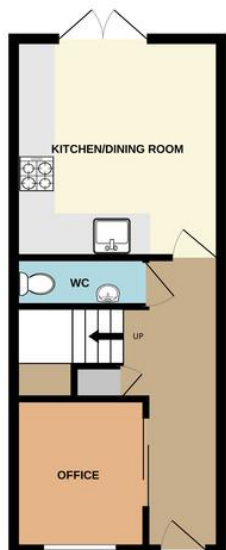
MASTER BEDROOM 13' 2" x 11' 7" (4.03m x 3.55m) Double glazed sliding door to balcony, carpeted, radiator, built-in wardrobes.

BALCONY Sea views and views of Eastney marina.

GARDEN Laid to artificial lawn with decked area, rear pedestrian access, shed with power, enclosed by wooden fencing.



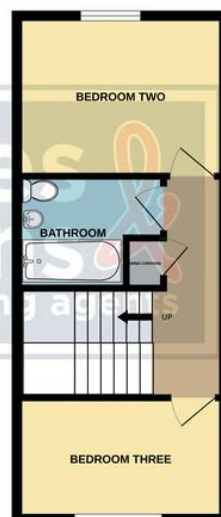
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD 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.

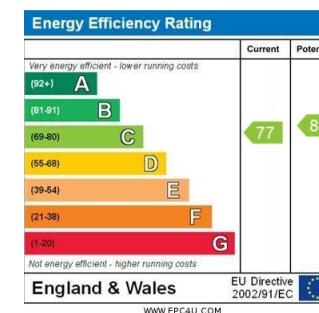
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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