



# FOR SALE

## £160,000

160a Fawcett Road,  
Southsea, PO4 0DW.

Tenure: Share Of The Freehold

ESTATE  AGENTS

# LAWSON ROSE

LAWSON  
ROSE

## PROPERTY DESCRIPTION

This well-presented two-bedroom ground floor apartment is centrally located, approximately midway between Fratton Station and the vibrant amenities of Albert Road, and could make for an excellent first-time purchase. Situated on Fawcett Road in Southsea, the property offers bright and well-proportioned accommodation throughout. The home provides a spacious, light and airy living room with a fitted kitchenette, creating a comfortable and sociable living space. A hallway leads through to two good-sized double bedrooms, with the second currently being utilised as an additional reception room, offering excellent versatility. The principal bedroom benefits from a built-in wardrobe. Also accessed from the hallway is a beautifully appointed, modern shower room, along with a useful storage cupboard. To the rear, a door opens out onto a low-maintenance, well-kept west-facing private courtyard garden—an ideal spot to enjoy outdoor space with a good degree of privacy. In our opinion, this is a fantastic opportunity to acquire a well-located and versatile home in the heart of Southsea. We highly recommend an internal viewing to fully appreciate everything the property has to offer. For further information or to arrange a 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.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Share Of The Freehold
- Term: 175 years from 1.1.2006 – 154 Years Remaining
- Service Charge: Self Managed Between 4 properties – reviewed annually - 25% share.
- Ground Rent: N/A

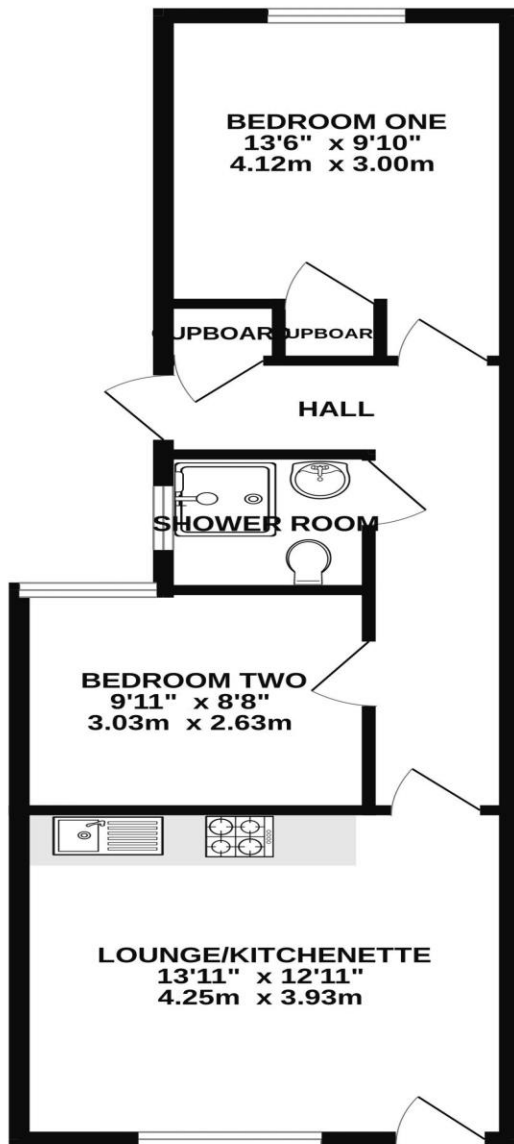


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**





GROUND FLOOR



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