



# FOR SALE

## £235,000

3 Frogmore Road,  
Southsea, PO4 8RB.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

No Forward Chain! This stylish and well-presented two-bedroom bay & forecourt property could make for an ideal first-time purchase, conveniently situated close to local amenities and within easy reach of Fratton train station. Located on Frogmore Road, the property offers bright, modern and well-balanced accommodation throughout. Upon entering, there is a welcoming and airy living room, creating a comfortable main reception space filled with natural light. To the rear of the property is a spacious open-plan kitchen/dining area — undoubtedly the heart of the home and a fantastic space to relax, dine and entertain. Modern in design and well laid out, the room offers ample cupboard and worktop space alongside plenty of room for dining and socialising. The accommodation further comprises a contemporary fitted bathroom suite and two great-sized double bedrooms, both of which benefit from built-in wardrobes, providing excellent storage. Additional benefits include double glazing, gas central heating and an enclosed west-facing rear garden, offering a pleasant low-maintenance outdoor space to enjoy the afternoon and evening sun. Given everything this lovely home has to offer, we highly recommend an internal viewing to fully appreciate both the space and presentation on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

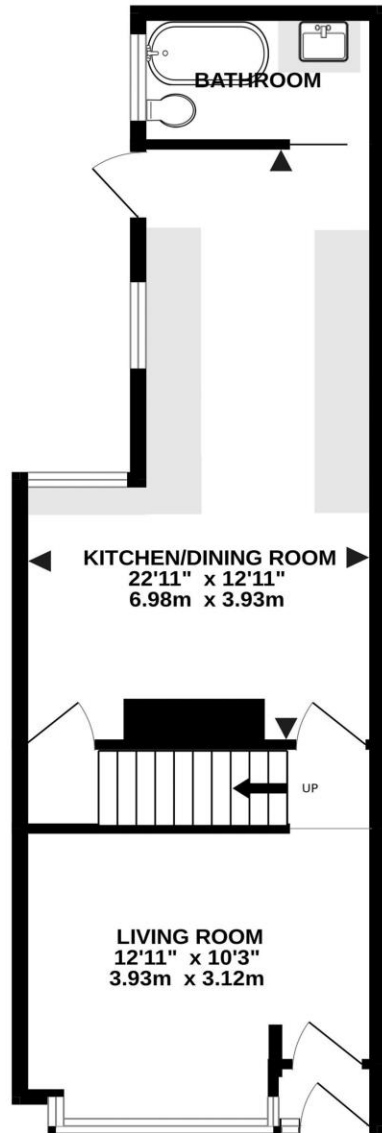
### Material Information:

- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

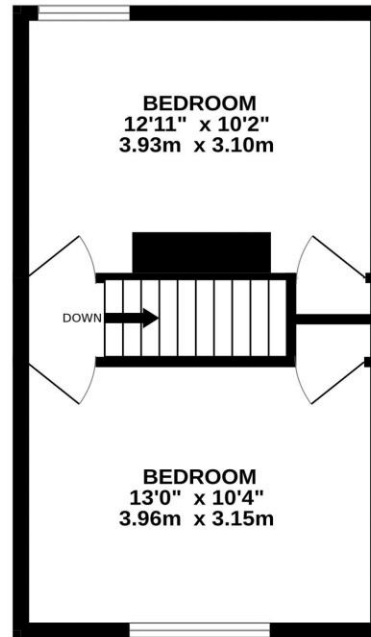




GROUND FLOOR



1ST FLOOR



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