



# FOR SALE

£350,000

52 Ferry Road, Eastney,  
Southsea, PO4 9UD.

Tenure: Leasehold

ESTATE AGENTS

LAWSON  
ROSE

## PROPERTY DESCRIPTION

This immaculately presented four-storey townhouse offers generous and versatile accommodation throughout, complemented by a driveway providing off-road parking for multiple vehicles, two balconies, and a beautifully landscaped westerly-aspect rear garden complete with a storage shed.

Situated on Ferry Road, in a quiet and desirable part of the city, the property is moments from the seafront and within a short stroll of Southsea Marina. Excellent bus links provide easy access into the city and surrounding areas, making this a superbly convenient yet peaceful location. The internal accommodation is well arranged and flexible. The ground floor provides two spacious reception rooms, one of which could comfortably be used as a fourth bedroom, alongside a recently fitted, modern shower room with space and plumbing for a washing machine. The upper floors accommodate three good-sized bedrooms, including a particularly spacious principal bedroom with direct access onto a balcony. There is also a bright and welcoming lounge with doors opening onto a second balcony, a useful snug or home office area, a separate W.C., and a modern fitted kitchen and bathroom. Offered with no forward chain, this impressive home must be viewed to be fully appreciated. An early inspection is highly recommended to avoid disappointment.

### Material Information:

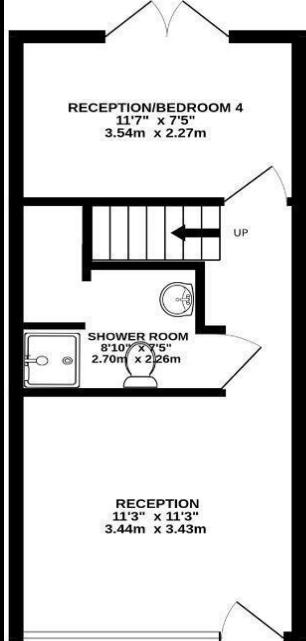
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Tenure – Leasehold
- Date of Original Lease: 25<sup>th</sup> December 1986
- Term: 999 Years – 959 Remaining
- Management Company: DACK
- Service Charge: £200.00 P/A
- Ground Rent: £100 P/A

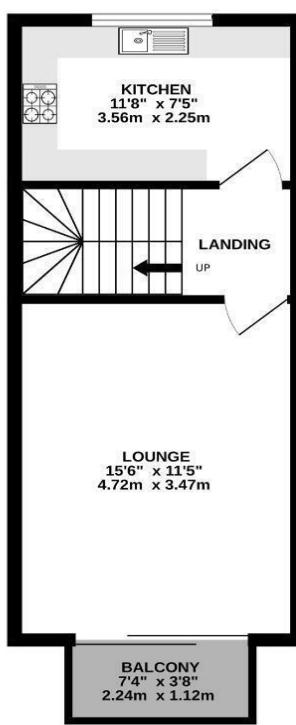




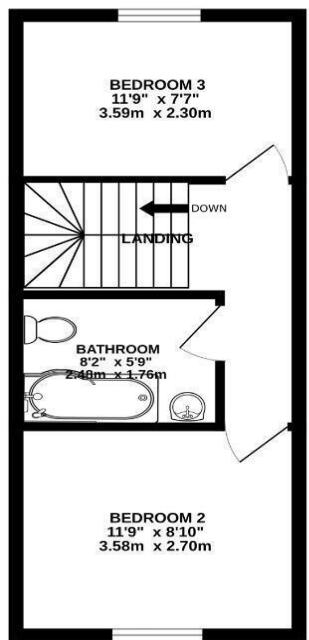
GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



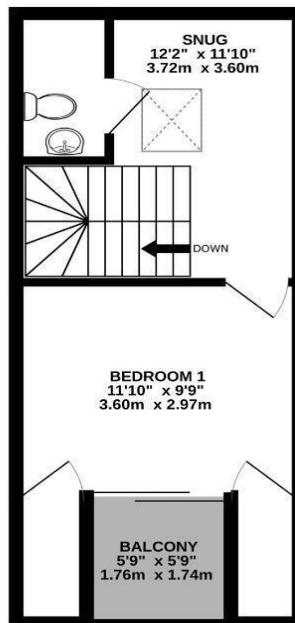
1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



3RD FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



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



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