



**FOR SALE**

**£210,000**

10 Frogmore Road,  
Southsea, PO4 8RB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

No Forward Chain! Located on Frogmore Road in Southsea and just a short stroll from local amenities and Fratton Train Station (approx. 15 mins walk), this well-presented two-bedroom bay & forecourt home could make an ideal first-time or family purchase. Internally, the property boasts a bright and airy living room with a feature fireplace and ornate ceiling rose, a separate dining room, and a fitted kitchen/breakfast room, plus a modern bathroom suite. Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes. Outside, the home offers a low-maintenance rear garden complete with a brick-built shed/workshop, perfect for storage or a creative workspace. A fantastic opportunity in our opinion — internal viewings are highly recommended to fully appreciate everything this home has to offer. To arrange a viewing or for more information, please contact the Lawson Rose sales team today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- 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)



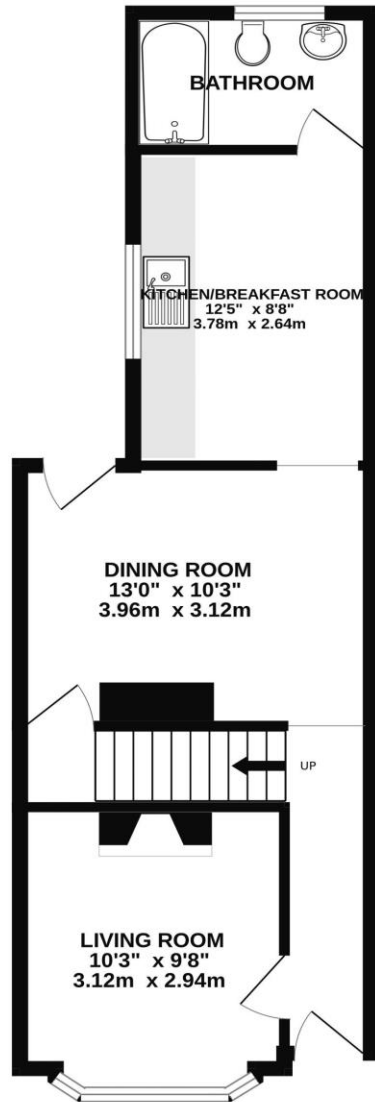
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, PO4 8DS**

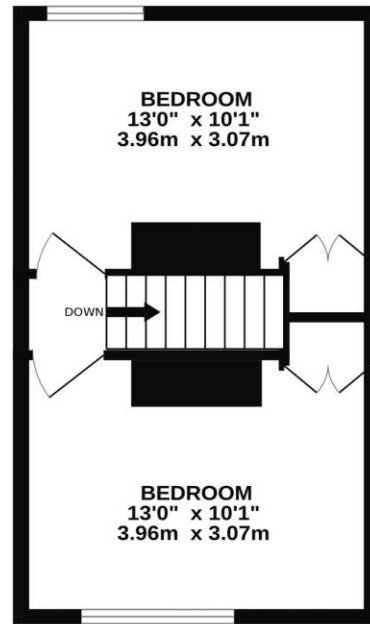




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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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