



FOR SALE

£210,000

225b Francis Avenue,
Southsea, PO4 0AJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This two-bedroom property, situated on Francis Avenue in Southsea, could make for an ideal first-time purchase in our opinion. Conveniently located close to local amenities, popular schools and Fratton Train Station, the property offers well-proportioned accommodation throughout and presents a fantastic opportunity for buyers looking to step onto the property ladder. Upon entering, the hallway provides a handy storage cupboard and leads through to a spacious, bright and airy open plan living area, creating a welcoming and versatile space ideal for both relaxing and entertaining. Adjacent to the living space is a fitted kitchen, thoughtfully positioned to create a sociable layout whilst still maintaining practical separation. The ground floor also provides access out to an enclosed courtyard-style rear garden, which benefits from useful side pedestrian access, adding extra convenience for bikes, bins and general access. The first floor then offers two good sized bedrooms alongside a fitted bathroom suite, completing the accommodation on offer. Given the property's popular Southsea location, practical layout and no forward chain position, we highly recommend arranging an internal viewing to fully appreciate everything the home has to offer. For further information or to request a time to view, please contact the Lawson Rose sales office today.

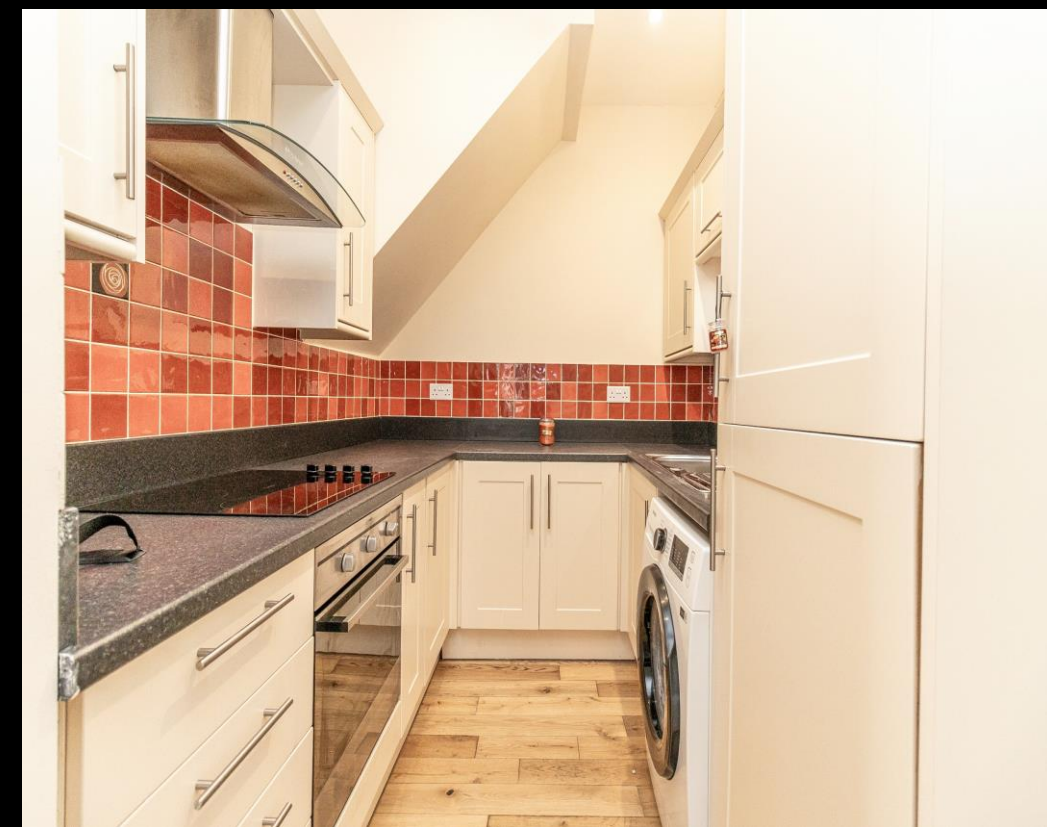
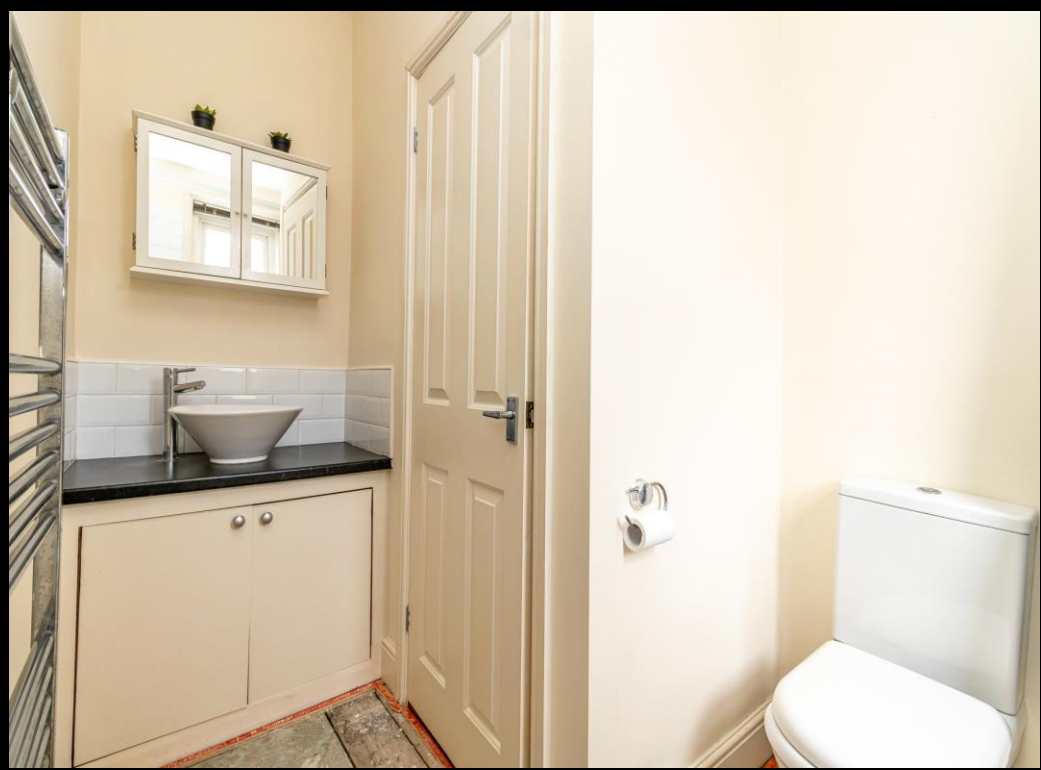
Material Information:

- 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

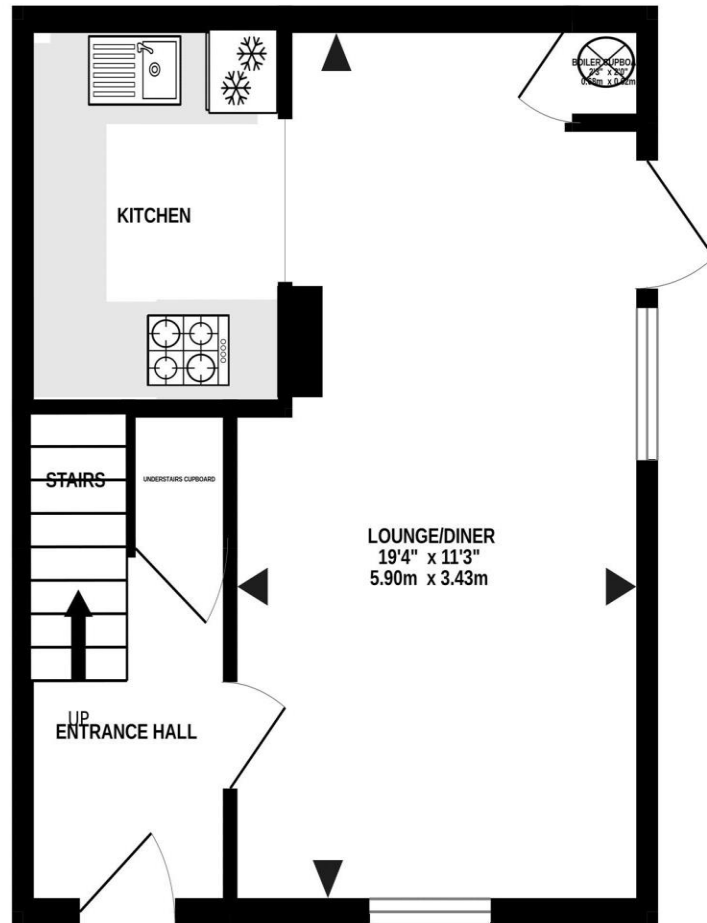


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

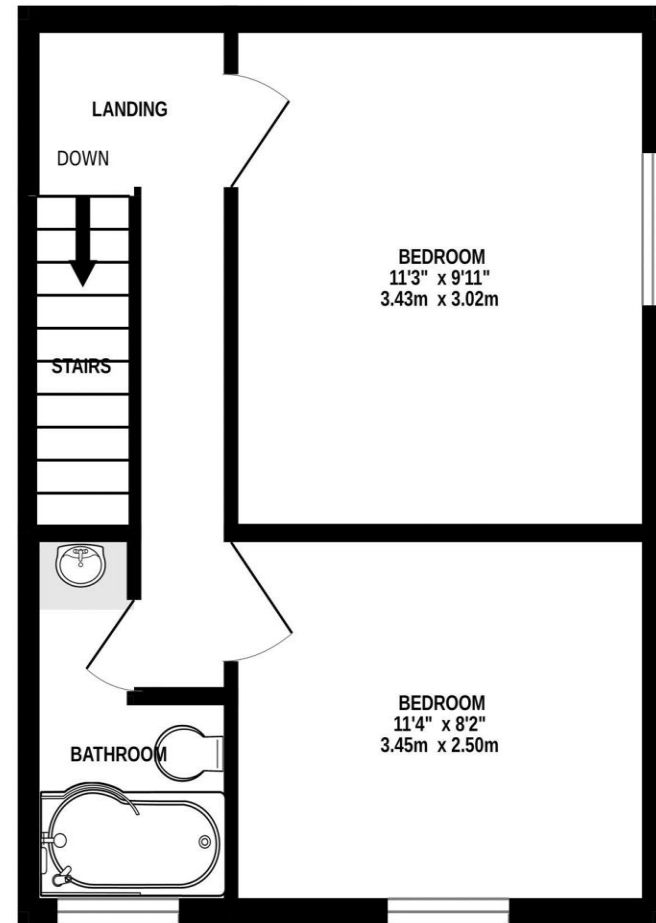




GROUND FLOOR



1ST FLOOR



25th Francis Avenue SOUTHSEA POH 04J

Energy rating **D**

Valid until 18.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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