



FOR SALE

£160,000

Flat 2, 79 Victoria Road North,
Southsea, PO5 1PP.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

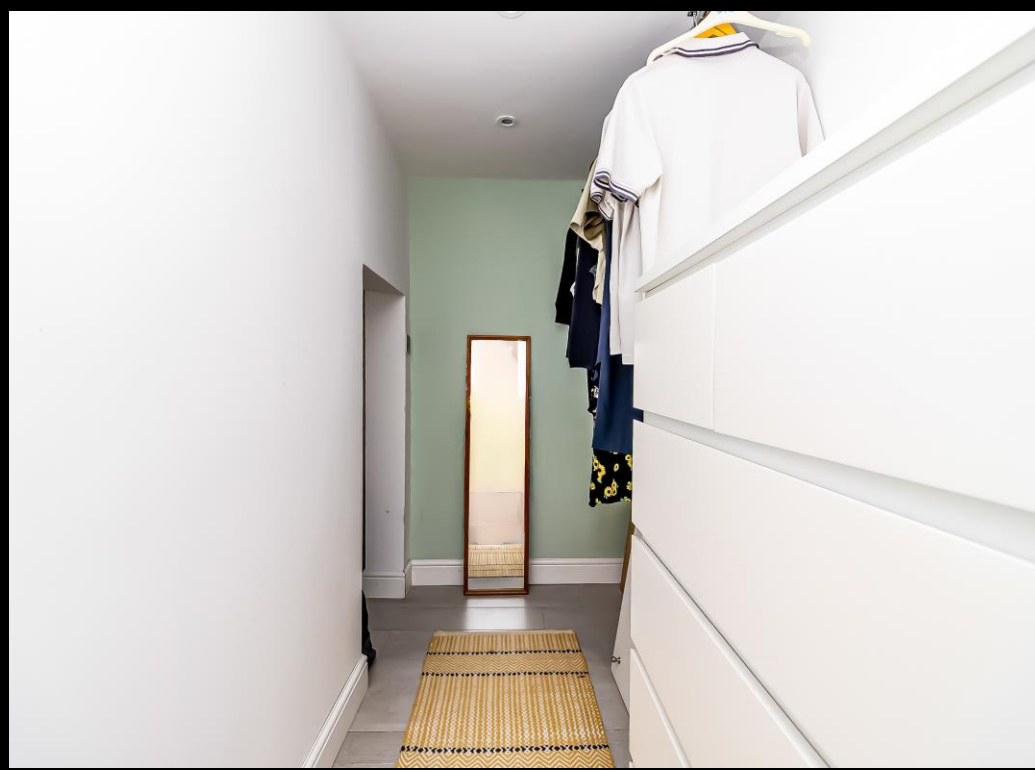
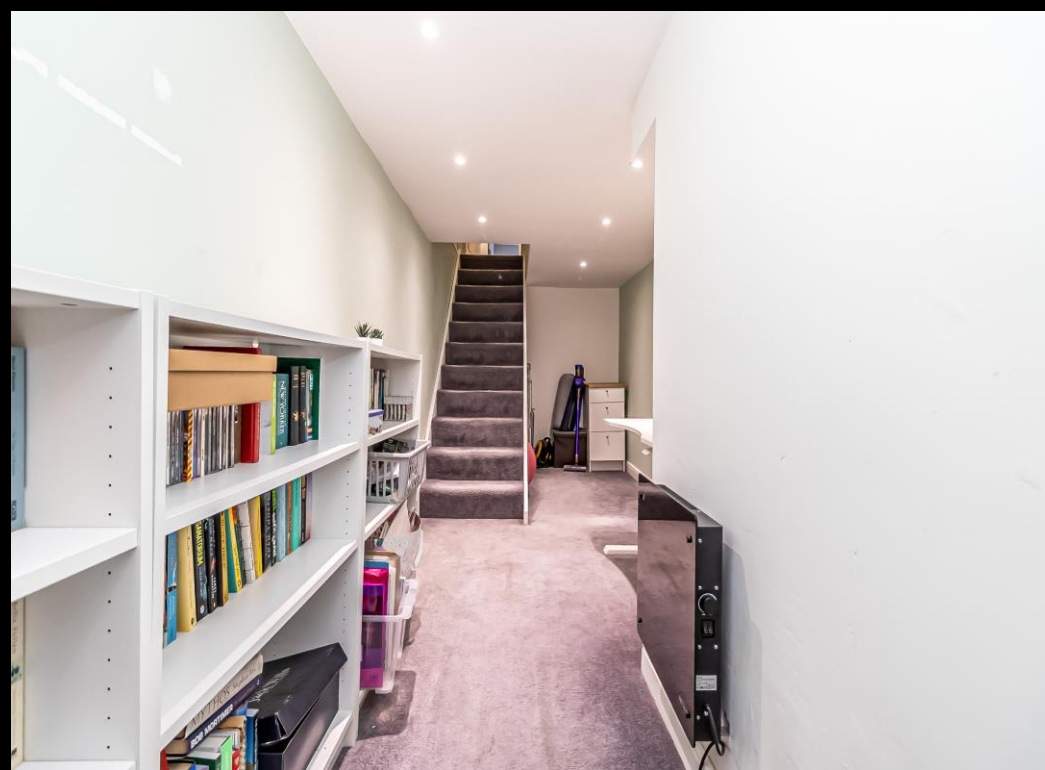
PROPERTY DESCRIPTION

This well-presented one-bedroom ground floor garden apartment is ideally positioned in central Southsea and could make for an excellent first-time purchase or a smart investment opportunity. Set to the rear of an imposing period residence, the property enjoys a peaceful aspect and the added benefit of a versatile basement, currently utilised as an office, dressing area and storage space. The accommodation comprises a generous double bedroom and a contemporary modern shower room, while the heart of the home is the open-plan kitchen/living space. This combined area features a stylish fitted kitchen and a bright, comfortable living area, enhanced by double doors that open directly onto the enclosed, private, south-facing rear garden — an ideal space for relaxing or entertaining. The garden also benefits from a large storage shed, providing excellent outdoor storage. From the hallway, a staircase leads down to the adaptable basement level, offering valuable additional space suitable for a variety of uses. Conveniently located roughly midway between the vibrant Albert Road and Fratton Station, with the station approximately a ten-minute walk away, the apartment is well placed for local amenities and transport links. An internal viewing is highly recommended to fully appreciate the space and location on offer. Please contact Lawson Rose Estate Agents today to arrange your viewing.

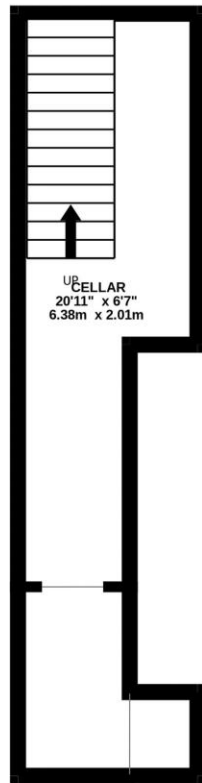
Material Information:

- 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure: Leasehold
- Term: 125 Years from 1st January 1992 – 92 Years Remaining
- Management Company: DACK
- Service Charge: £121 per month
- Ground Rent: £300 per annum

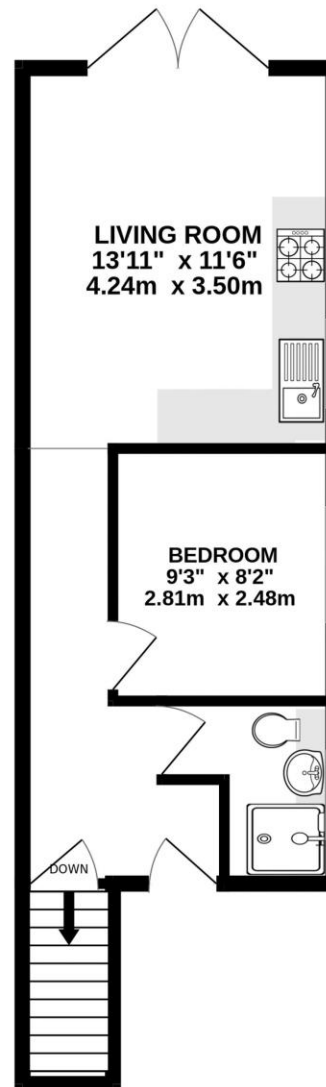




BASEMENT



GROUND FLOOR



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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FLAT 2, 79 VICTORIA ROAD NORTH, SOUTHSEA, PO5 1PP

Energy rating

E

Valid until 22.02.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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