

SUSSEX ROAD

SOUTHSEA | HAMPSHIRE | PO5 3EX



GUIDE PRICE £600,000

Freehold

- Grade II Listed Thomas Ellis Owen Residence
- Excellent Central Southsea Conservation Area
- Requires Comprehensive Internal Redecoration & Replacement
- Planning Granted to Convert into Single Dwelling
- Over 2,000 sq.ft Spanning Four Floors
- Four Double Bedrooms : Three Bathrooms
- Three Receptions : Kitchen : Utility Room
- Detached Double Garage : No Forward Chain





In Brief

We have pleasure in offering an extremely rare opportunity to purchase this early Victorian Grade II Listed residence, designed by influential architect Thomas Ellis Owen. It's situated within the highly requested Owens Conservation Area in central Southsea, just a short walk from the main shopping precinct and seafront.

Known locally as the 'golden triangle' for its excellent private schooling including Portsmouth Grammar, Mayville High and Portsmouth High School located nearby, along with the many cafes, bars and restaurants associated with this fashionable area.

Requiring comprehensive internal redecoration and replacements, the house is currently separated into three flats with planning permission granted, to convert back into a single-family home (Ref: 22/01070/FUL).

Spanning over 2,000 sq.ft (191.6 sq.m) over four floors, the converted layout will feature three reception rooms, kitchen, utility room, four double bedrooms and three bathrooms. This blank canvas offers scope to create your personal configuration subject to the usual approval.

Externally, there is parking available to the front as well as a detached double garage and enclosed garden to the rear, accessible via Sussex Terrace.

Without doubt this is a unique opportunity to purchase a charming home in an enviable location. It offers huge potential and must be seen to be appreciated.

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KEY FACTS

TENURE: Freehold

EPC RATING: Exempt (As Grade II Listed)

COUNCIL TAX BAND: 'F'



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Sussex Road, Southsea

Approximate Gross Internal Area = 191.6 sq m / 2062 sq ft
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 2.2 sq m / 24 sq ft

Total = 193.8 sq m / 2086 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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