














## AT A GLANCE

-  Three / Four Bedrooms
-  Good Decorative Order
-  Shower Room
-  Living Room
-  Kitchen With Lean To Conservatory
-  Gas Central Heating
-  Available Fully Furnished
-  HMO C4
-  Great location
-  No Forward Chain





## ABOUT THE PROPERTY

This well-presented Edwardian-style home offers a versatile layout and is located in a highly desirable area just 700 metres from Eastern Parade, placing the beautiful Southsea seafront and Solent beaches within easy reach. The property is currently registered with C4 HMO status, allowing it to be used either as a family residence or a rental investment—ideal for those seeking flexibility or a ready-made income opportunity.

The accommodation includes three generously sized bedrooms on the first floor, along with a modern shower room, tastefully updated to meet contemporary standards. Downstairs, the property features two reception rooms, one of which is currently utilised as a fourth bedroom, in keeping with the HMO layout. A downstairs cloakroom with W.C. adds further convenience for residents and guests.

The modern fitted kitchen is in excellent condition, offering plenty of storage and preparation space. From here, you can access a double-glazed lean-to at the rear, which provides additional utility or storage space and leads out to the low-maintenance garden, ideal for relaxing outdoors with minimal upkeep.

Further benefits include gas central heating powered by a relatively new boiler that is professionally inspected annually, and double glazing throughout, ensuring the home is energy efficient and comfortable in all seasons.





## ABOUT THE PROPERTY

Hunter Road is ideally situated for easy access to local amenities, transport links, and the vibrant heart of Southsea. With the beachfront and Eastern Parade just a short stroll away, this property offers an exceptional opportunity to enjoy coastal living in a characterful and practical home. Whether you're looking for a charming family home, a holiday let, or a profitable investment, this property ticks all the boxes.

If you are a landlord and looking to rent out the property this can be sorted now in time for the 2025/26 season.. Current rents are £2240 PCM.

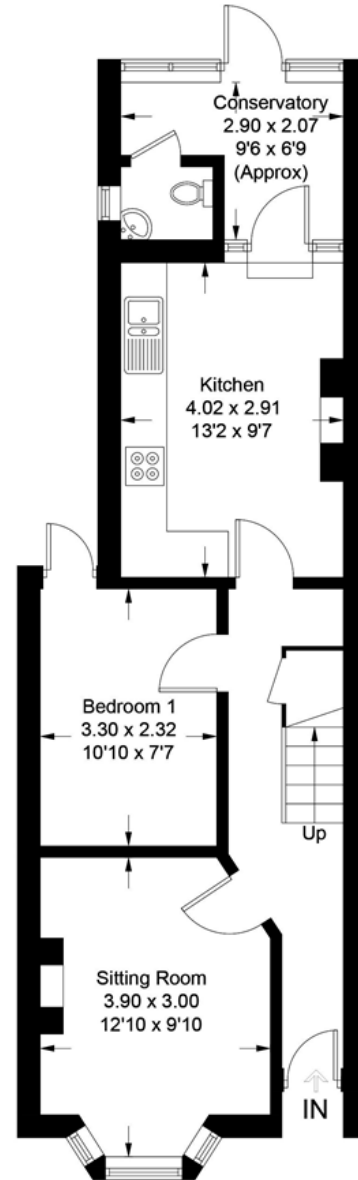




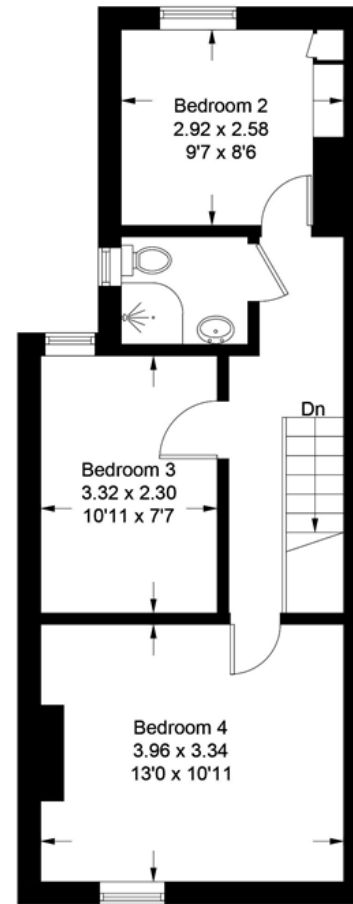


## 6 Hunter Road, Portsmouth, PO4 9DL

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft



**Ground Floor**



**First Floor**

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. (ID792715)



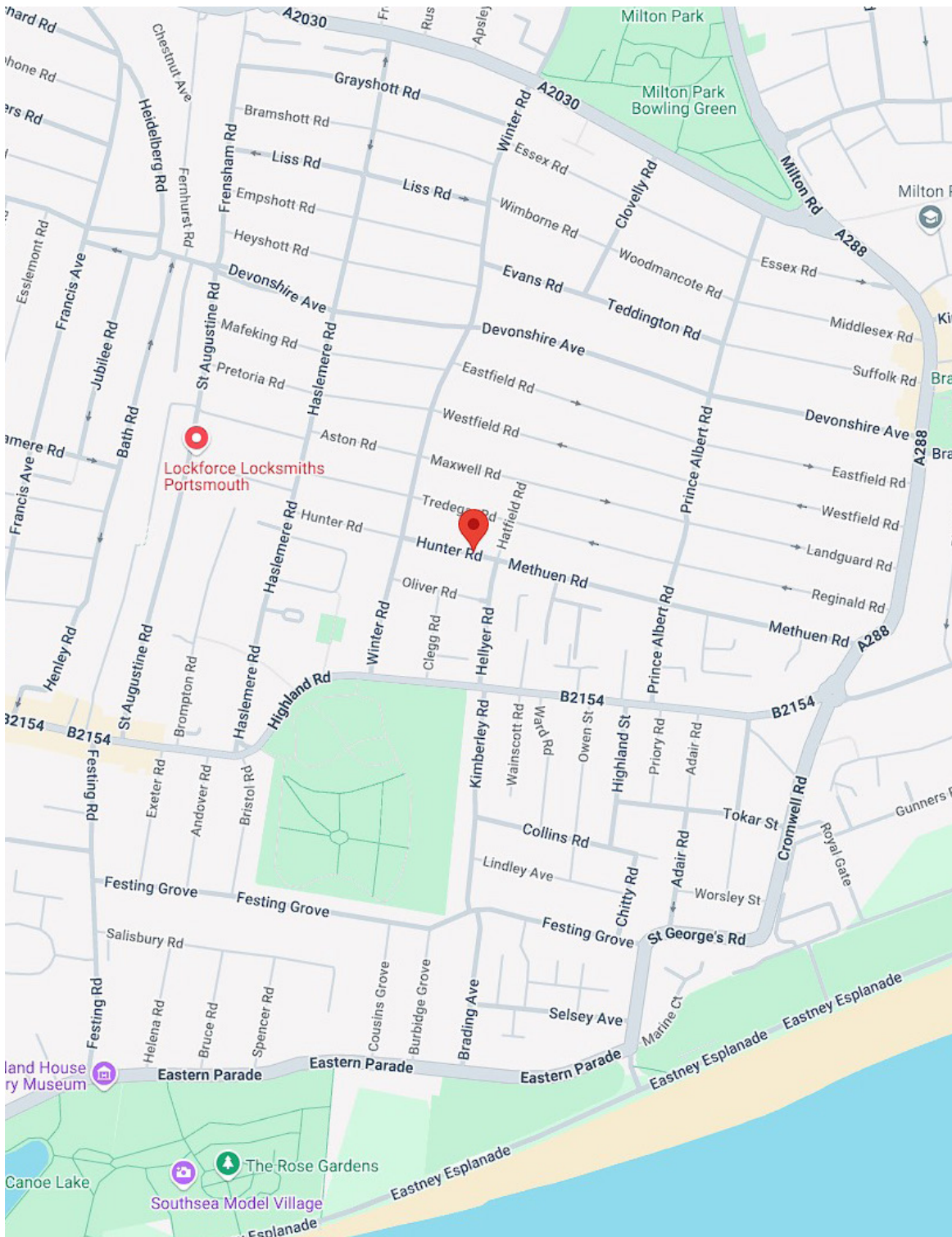
## LOCATION

Portsmouth & Southsea is a vibrant waterfront city steeped in rich maritime history and brimming with modern amenities. As the UK's only island city, it's surrounded by the sea, offering stunning coastal views, bustling harbors, and plenty of outdoor activities. The iconic Spinnaker Tower dominates the skyline, providing panoramic views of the city and beyond.

Portsmouth is home to the Historic Dockyard, where visitors can explore famous ships like HMS Victory and HMS Warrior, as well as the Mary Rose Museum. Gunwharf Quays offers a mix of high-end shopping, waterfront dining, and entertainment, making it a popular spot for both locals and tourists.

Southsea, the city's seaside resort, boasts a long pebble beach, perfect for walks or picnics by the shore. Its Victorian pier, amusements, and Southsea Common provide family-friendly attractions, while the vibrant cultural scene includes the Kings Theatre, independent shops, cafes, and bars. All this is right on your door step at Elizabeth Mews.

With excellent transport links, including a busy ferry port and train services to London, Portsmouth & Southsea offers the perfect balance of coastal living and urban convenience, making it a desirable place to live or visit.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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in Christopher Smeed



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.





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PrimeLocation

