



Nesbits

Established 1921

8 Campbell Road, Southsea, PO5 1RN
For auction Guide Price £675,000 to £700,000

8 Campbell Road, Southsea, PO5 1RN

TO BE SOLD BY PUBLIC AUCTION (unless sold previously)

GUIDE PRICE: £675,000-£700,000.

OFFERS ARE INVITED NOW FROM READY INVESTMENT BUYERS for this well-appointed SEMI-DETACHED CHARACTER PROPERTY arranged as FOUR SELF-CONTAINED FLATS (2 x one-bedroom, 2 x two-bedroom) LET AND PRODUCING £40,380 p.a. gross (equivalent to a yield of around 6% at mid-Guide). Within a desirable and very convenient Conservation Area, Campbell Road runs between Outram Road and Lawrence Road, No. 8 being on the south side a short distance from the junction with St Bartholomew's Gardens - some three-quarters of a mile only from Southsea Seafront and with ready access to a wide range of public amenities. This Victorian residence has brick and rendered elevations under a modern tiled roof, its facade incorporating balustraded entrance and triple bay window. It stands behind a deep forecourt, whilst to the rear is a 26ft x 18ft garden enjoying a southerly aspect. All four units benefit from double-glazing, central heating, and equipped kitchens. They are LET ON ASSURED SHORTHOLD TENANCIES as follows:



Semi-Basement (1) £890 pcm, to include garden.
Hall Floor (2) £775 pcm.
First Floor (3) £850 pcm.
Top Floor (4) £850 pcm.
Considered to be a good addition to any investment portfolio, full details of this opportunity are given below:

Steps up to main front door, with SECURITY ENTRY SYSTEM, through to:

COMMON HALLWAY

Stairs to upper floors.

HALL FLOOR FLAT (2)

Front door to:

Living Room

15'9 x 12'8 (4.80m x 3.86m)

Coved ceiling. Splay bay window with UPVC replacement double-glazing. Double panel radiator. Door to:

Inner Hall

Built-in cupboard housing electricity meter. Single panel radiator.

Cloakroom & W.C.

White suite comprising: low flush w.c. and pedestal handbasin with mixer tap plus tiled splashback. Coved ceiling with extractor.

Kitchen

8'0 x 6'8 (2.44m x 2.03m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine.

Bedroom

11'0 x 8'3 (3.35m x 2.51m)

Coved ceiling. UPVC replacement double-glazed window to rear elevation. Double panel radiator. Full-height cupboard housing "Vaillant" gas fired central heating and hot water boiler. Door to:

En-suite Shower Room

White suite comprising: shower cubicle and pedestal handbasin with mixer tap. Contemporary vertical radiator/towel rail. Tiled walls. UPVC replacement obscure double-glazed window. Extractor.

EPC

Energy Rating 'D' (Floor Area 40 sq m approx).

Council Tax

Band 'B' - £1,614.24 per annum (2024-25)

FIRST FLOOR FLAT (3)

Front door to:

Entrance Hall

Coved ceiling. Built-in linen and storage cupboard. Double panel radiator. Security intercom telephone.

Bathroom & W.C.

White suite comprising: panelled bath, pedestal handbasin, and low flush w.c. Vertical radiator/towel rail. Part-tiled walls. UPVC replacement obscure double-glazed window. Coved ceiling.

Bedroom

11'0 x 11'0 (3.35m x 3.35m)

Coved ceiling. UPVC replacement double-glazed window to rear elevation. Double panel radiator.

Living Room/Kitchen

16'10 x 15'10 (5.13m x 4.83m)

Coved ceiling. Splay bay window with UPVC replacement double-glazing; additional double-glazed window to front elevation. Double panel radiator. 'Alpha' gas fired central heating and hot water boiler. Kitchen Area: fitted and equipped similarly to Flat 2.

EPC

Energy Rating 'D' (Floor Area 43 sq m approx).

Council Tax

Band 'A' - £1,153.04 per annum (2024-25)

TOP FLOOR FLAT (4)

Front door at 1st floor level to:

Lower Lobby

Security intercom telephone. Stairs to:

Second Floor Landing

Skylight. Built-in cupboard housing 'Alpha' gas fired central heating and hot water boiler.

Cloakroom & W.C.

White suite comprising: low flush w.c. and pedestal handbasin with mixer tap. UPVC replacement obscure double-glazed window.

Bathroom

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin. Contemporary vertical radiator/towel rail. Skylight.

Bedroom One

12'11 x 10'2 (3.94m x 3.10m)

UPVC replacement double-glazed window to front elevation. Double panel radiator.

Bedroom Two

12'10 x 6'1 (3.91m x 1.85m)

Skylight. Double panel radiator.

Living Room/Kitchen

16'9 x 11'1 (5.11m x 3.38m)

UPVC replacement double-glazed window to rear elevation. Double panel radiator. Kitchen Area: fitted and equipped as before.

EPC

Energy Rating 'D' (Floor Area 63 sq m approx).

Council Tax

Band 'B' - £1,614.24 per annum (2024-25)

SEMI-BASEMENT FLAT (Flat 1 or 8a)

Private entrance via steps from forecourt, with part-glazed front door to:

Living Room/Kitchen

16'7 x 15'6 (5.05m x 4.72m)

Splay bay window to front elevation having UPVC replacement double-glazing. Double panel radiator. Kitchen Area: fitted and equipped as before. Through to:

Inner Hall

Built-in storage cupboard. Built-in cupboard housing electric boiler.

Bathroom & W.C.

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, low flush w.c. Extractor. Contemporary vertical radiator/towel rail.

Bedroom One

11'0 x 10'5 (3.35m x 3.18m)

Coved ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator.

Bedroom Two

11'8 x 5'9 (3.56m x 1.75m)

Coved ceiling. Single panel radiator. Pair of UPVC and double-glazed French doors to:

Conservatory

17'6 x 6'0 (5.33m x 1.83m)

Brick and double-glazed under a pitched roof. Plumbing for washing machine. UPVC and double-glazed door to rear garden.

EPC

Energy Rating 'E' (Floor Area 49 sq m approx).

Council Tax

Band 'A' - £1,453.95 per annum (2025-26).

OUTSIDE

FRONT: Deep forecourt with walled surround.
REAR: Depth: 26'0 (7.92m) Width: 18'0 (5.49m) Good-sized garden for use by Flat 1. Southerly aspect; laid to paving with walled surround.

VIEWING

By appointment with AUCTIONEERS,
D. M. NESBIT & CO.
(17834/051326)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will,





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