



## Flat 3 Marlin Court, 176 Highland Road, Southsea, PO4 9LL

TO BE SOLD BY PUBLIC AUCTION (unless sold previously)

GUIDE PRICE: £90,000-£95,000.

We invite IMMEDIATE CASH OFFERS, prior to possible Public Auction, from investors and owner-occupiers for this well-situated VACANT ONE BEDROOM PURPOSE-BUILT GROUND FLOOR FLAT with courtyard garden and newly extended lease; NOW REQUIRING REFURBISHMENT.

Highland Road runs from Festing Road/Albert Road junction to the main Eastney Road, 'Marlin Court' being on the south side a few yards from the latter. This exceptionally convenient position is some quarter of a mile only from The Seafront, a little over a mile from Southsea Town Centre (Palmerston Road Shopping Precinct) and within comfortable reach of a wide range of public amenities. Built in 1984, 'Marlin Court' is a small residential development of just five units. It features brick elevations under a pitched and tiled roof.



Previously let, Flat 3 itself now, as stated, will reward a programme of updating and re-decoration, upon completion of which lending itself to either owner-occupation or lucrative letting (having a projected rental return of around £800 p.c.m.). Full particulars are given as follows:

### **RECESSED PORCH**

Having aluminium-framed and double-glazed main door, with SECURITY ENTRY SYSTEM, to:

### **COMMON HALLWAY**

Access to bin storage area at rear of building.

### **FLAT 3**

#### **ENTRANCE HALL**

Artex ceiling. Night storage radiator. Built-in cupboard housing lagged hot water tank. Security intercom telephone. Circuit breakers.

#### **BATHROOM & W.C.**

7'8 x 6'6 (2.34m x 1.98m)

White suite comprising: pedestal handbasin, low flush w.c., and panelled bath with mixer tap and shower attachment. Obscure double-glazed window to rear elevation.

#### **BEDROOM**

10'8 x 8'3 (3.25m x 2.51m)

Artex ceiling. Double-glazed window to front elevation. Electric panel heater.

#### **DUAL-ASPECT LIVING ROOM**

14'0 x 10'2 (4.27m x 3.10m)

Artex ceiling. Night storage radiator. Double-glazed window to front elevation. Pair of sliding double-glazed patio doors to courtyard. Arched opening to:

#### **KITCHEN**

6'8 x 6'5 (2.03m x 1.96m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit, electric oven, and 4-ring ceramic hob. Plumbing for washing machine. Replacement double-glazed window to rear elevation. Artex ceiling.

#### **OUTSIDE**

Bin storage area.

#### **PRIVATE COURTYARD**

Of broadly triangular shape, the main area being: 14'3 x 8'0 (4.34m x 2.44m). Laid to paving with walled and fenced surround. Pedestrian gate.

#### **GENERAL INFORMATION**

TENURE: Newly EXTENDED leasehold (to be confirmed).

SERVICE CHARGE: £230.81 per quarter.

GROUND RENT: Nil.

COUNCIL TAX: Band 'A' - £1,153.04 per annum (2024-25).

#### **EPC 'D'**

#### **VIEWING**

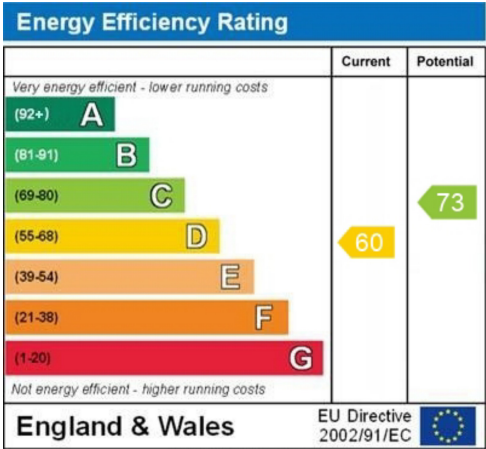
By appointment with SOLE AGENTS & AUCTIONEERS,  
D. M. NESBIT & CO.  
(17868/051332)

#### **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, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

