



Nesbits

Established 1921

33 Havelock Road, Southsea, PO5 1RU
For auction Guide Price £460,000 to £480,000

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OFFERS INVITED PRIOR TO AUCTION.

GUIDE PRICE: £460,000 - £480,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) for this spacious and well-situated SEMI-DETACHED 5 BEDROOM CHARACTER FAMILY HOUSE with useful basement, generous garden, car hardstand and DOUBLE-LENGTH GARAGE; now REQUIRING GENERAL MODERNISATION and holding considerable potential.

Within a desirable Conservation Area (No. 15 Campbell Road), Havelock Road runs between Outram Road and Lorne Road, No. 33 being on the north side a short distance from the latter and having a return frontage to Stansted Road. Some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) this exceptionally convenient, yet tucked away residential address places a wide range of public amenities within comfortable reach, including: The Seafront, main-line stations, schools, shops, and local eateries.



This late-Victorian property is of attractive appearance, with brick elevations under a modern, tiled roof, the facade incorporating recessed porch and splay bay window. It stands behind a shallow forecourt, whilst to the rear and side is a generous garden within which is the rare and valuable asset of both a large hardstand and a double-length garage. As stated, the property will reward a programme of refurbishment throughout, now presenting an appealing "blank canvas" opportunity for an incoming owner to implement their own tastes and ideas, adding value and creating a home with much to commend it. Full particulars are given as follows:

Pair of storm doors to:

RECESSED PORCH

Quarry-tiled floor. Part-glazed inner front door, with leaded fanlight, to:

SPLIT-LEVEL ENTRANCE HALL

Coved ceiling. Double panel radiator. Staircase to upper floors having turned-wood balustrade.

LIVING ROOM

16'7 x 13'4 (5.05m x 4.06m)

Coved ceiling. Splay bay window to front elevation having UPVC replacement double-glazing. Feature veined-marble period open fireplace. Double panel radiator. Door from Entrance Hall, the architrave incorporating plate shelf.

DINING ROOM

14'5 x 10'9 (4.39m x 3.28m)

Coved ceiling. Pair of sash windows to rear elevation. Tiled fireplace. Double panel radiator.

Steps down from Entrance Hall to:

LOWER REAR HALL





Part-glazed side entrance door. Walk-in pantry with shelves and window. Access to Basement.

BREAKFAST ROOM

11'4 x 8'9 (3.45m x 2.67m)

Fitted base and wall cupboards. 'Vaillant' gas fired central heating and hot water boiler. Sash window to side elevation. Door to:

KITCHEN

8'9 x 7'6 (2.67m x 2.29m)

Double drainer stainless steel sink unit. Base and wall cupboards. Sash window to side elevation. Door to:

OPEN REAR PORCH with W.C off

REAR FIRST HALF LANDING

Sash window to side elevation.

SEPARATE W.C.

Coloured low flush suite. Obscure-glass lead-light sash window.

BEDROOM ONE

12'10 x 8'9 (3.91m x 2.67m)

Sash window to side elevation. Period fireplace. Double panel radiator. Door to:



BEDROOM TWO

11'2 x 8'10 (3.40m x 2.69m)

Sash window to rear elevation. Single panel radiator. Fitted cupboard. Handbasin. Cast-iron period fireplace.

MAIN FIRST FLOOR

LANDING

Coved ceiling. Double panel radiator.

BEDROOM THREE

14'8 x 10'9 (4.47m x 3.28m)

Pair of sash windows to rear elevation. Period fireplace. Handbasin. Double panel radiator.

PRINCIPAL BEDROOM (4)

18'3 x 13'1 (5.56m x 3.99m)

Coved ceiling. Three UPVC replacement double-glazed windows to front elevation. Period fireplace. Handbasin. Double panel radiator.

UPPER REAR HALF LANDING

Sash window to side elevation.

BATHROOM & W.C.

7'6 x 5'3 (2.29m x 1.60m)



Coloured suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, low flush W.C., bidet. Single panel radiator. Obscure-glass window.

BEDROOM FIVE

8'9 x 7'3 (2.67m x 2.21m)

Sash window to side elevation. Period fireplace. Built-in cupboard. Double panel radiator.

LOFT ROOM

8'0 x 6'10 (2.44m x 2.08m)

Approached from the Rear Upper Landing via the main balustraded staircase. Access to further roof void. Lagged hot water tank. Skylight. Roll-top bath.

BASEMENT

Hall

18'0 x 8'2 (5.49m x 2.49m)

Ceiling height: 8'2 (2.49m)
Gas meter.

Front Room

17'0 x 13'3 (5.18m x 4.04m)

Window to forecourt.

Rear Room



15'4 x 10'11 (4.67m x 3.33m)
Pair of sash windows to rear elevation.

OUTSIDE

FRONT
Walled garden.

SIDE
Depth: 33'0 (10.06m)
Width: 14'0 (4.27m)
Side pedestrian gate. Opening into:

REAR
Depth: 61'0 (18.59m)
Width: 24'5 (7.44m)
Generous garden with northerly aspect; laid to lawn with planted beds and walled surround. Vehicular gates to concrete HARDSTAND some 28ft in length.

DETACHED DOUBLE-LENGTH GARAGE

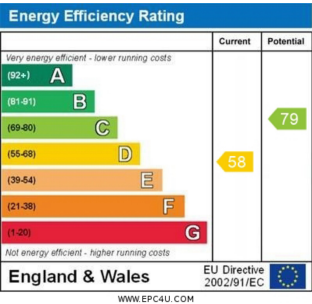
33'0 x 9'1 (10.06m x 2.77m)
Consent given in 1976. Of prefabricated construction with a pitched roof and up-and-over door. Access via Stansted Road.

COUNCIL TAX
Band 'E' - £2,665.57 p.a. (2025-26).

EPC
Energy Rating 'D' (Floor Area 168 sq m approx).

VIEWING
By appointment with SOLE AGENTS & AUCTIONEERS,
D.M. NESBIT & CO.
(17727/051367)

ADDITIONAL AUCTION COSTS
A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders 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).







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