



Nesbits

Established 1921

21F St Ronans Road, Southsea, PO4 0PW

Offers In Excess Of £345,000

21F St Ronans Road, Southsea, PO4 0PW

Available to the open market for the first time in over 50 years, and enjoying a sought-after location close to Southsea Town Centre and The Seafront, a blank canvas opportunity with enormous potential: this THREE BEDROOM MODERN END-TERRACE TOWN HOUSE benefits from an integral garage plus hardstand, 26ft garden with side access, gas central heating and partial replacement double-glazing; it is now KEENLY PRICED TO ALLOW FOR GENERAL MODERNISATION. Built around 1965, the property forms part of a staggered terrace of six houses positioned on the west side of St Ronans Road, between the junctions with Waverley Grove and Herbert Road - an exceptionally convenient location less than half a mile from Southsea Seafront and with ready access to a comprehensive range of public amenities, including: leisure and recreation facilities, Palmerston Road Shopping Precinct, other local shops and eateries, main-line stations, various schools, and the many attractions offered by historic Old Portsmouth. In our client's hands for many years, the house has undergone some improvement in the past (notably, re-rendering of the facade, installation of an automatic garage door, cloakroom re-fit, and partial double-glazing) but now requires a programme of refurbishment throughout - to include kitchen and bathroom refits, re-wiring, heating system up-grade, completion of double-glazing, etc.



This position is reflected in a highly competitive asking price which allows ample scope for an incoming owner to add value and to create a desirable family home. With the further asset of NO ONWARD CHAIN, full details of this opportunity are given as follows:

Composite and obscure double-glazed front door to:

LOBBY

Tiled floor. Part-glazed inner door to:

ENTRANCE HALL

Stairs to upper floors. Single panel radiator. Door to:

INTEGRAL GARAGE

16'8 x 9'11 (5.08m x 3.02m)

A generous single. Automatic roller-shutter door. Light and power. Gas meter. Useful store cupboard.

KITCHEN/DINING ROOM

14'6 x 11'11 (4.42m x 3.63m)

Kitchen Area

Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit. Pantry cupboard. Built-in cupboard with electricity meter. "Vaillant" gas fired central heating and hot water boiler. Original window to rear elevation.

Dining Area

Double panel radiator. Sliding door from Hall. Original window to rear elevation; adjacent glazed door to:

CONSERVATORY

13'11 x 9'6 (4.24m x 2.90m)

Brick and UPVC double-glazed under a pitched, reinforced-glass roof, and incorporating a pair of French doors to rear garden. NOTE 1: Please be aware that parts of the flooring are damaged and care should be taken when inspecting.

NOTE 2: It is felt that scope exists for replacement of the existing Conservatory with a single-storey extension to create an enlarged Kitchen/Living Room (subject to the necessary consents).

FIRST FLOOR

LANDING

Single panel radiator.

CLOAKROOM & W.C.

Recently re-fitted with a contemporary white suite comprising: rectangular handbasin with mixer tap plus cupboard under, and low flush w.c. with concealed cistern. Vertical radiator/towel rail. UPVC replacement obscure double-glazed window to rear elevation.

BEDROOM TWO

11'11 x 10'7 (3.63m x 3.23m)

One large and one small UPVC replacement double-glazed window to rear elevation. Double fitted airing/linen cupboard with slatted shelves. Double panel radiator.

LIVING ROOM

14'6 x 13'0 (4.42m x 3.96m)

Large UPVC replacement double-glazed picture window to front elevation. Double panel radiator. Tiled fireplace with gas point.

TOP (2nd) FLOOR

LANDING

BEDROOM THREE

11'11 x 8'5 (3.63m x 2.57m)

Original window to rear elevation. Fitted wardrobe and storage cupboard. Single panel radiator.

BEDROOM ONE

14'6 x 13'0 (4.42m x 3.96m)

Large UPVC replacement double-glazed picture window to front elevation. Wall-length fitted wardrobe and storage cupboard. Single panel radiator.

BATHROOM & W.C.

8'2 x 5'9 (2.49m x 1.75m)

Original coloured suite comprising: panelled bath, pedestal handbasin and low flush w.c. Heated towel rail. Original obscure-glass window to rear elevation.

OUTSIDE

FRONT: Depth 11'8 (3.56m) Open-plan forecourt having shallow HARDSTAND in front of the Integral Garage.

REAR: Depth: 26'0 (7.92m) Width: 15'6 (4.72m) Generous patio garden laid to paving with fenced surround, planted borders, and side pedestrian gate.

NOTE 3: 21B St Ronans Road, the refurbished equivalent of 21F (with rear extension), sold in August 2021 for £475,000.

EPC

Energy Rating 'D' (Floor Area 102 sq m approx).

COUNCIL TAX

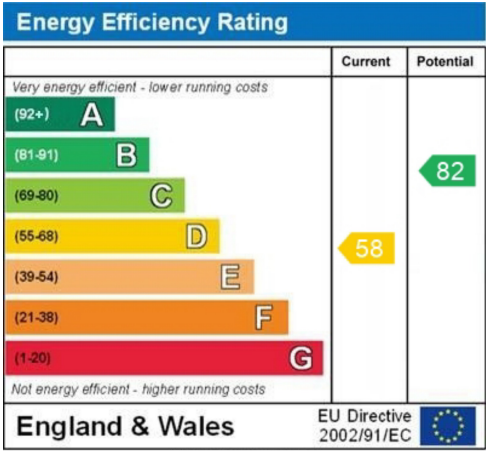
Band 'D' - £2,180.92 per annum (2025-26).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18025/054393)







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