



Nesbits

Established 1921

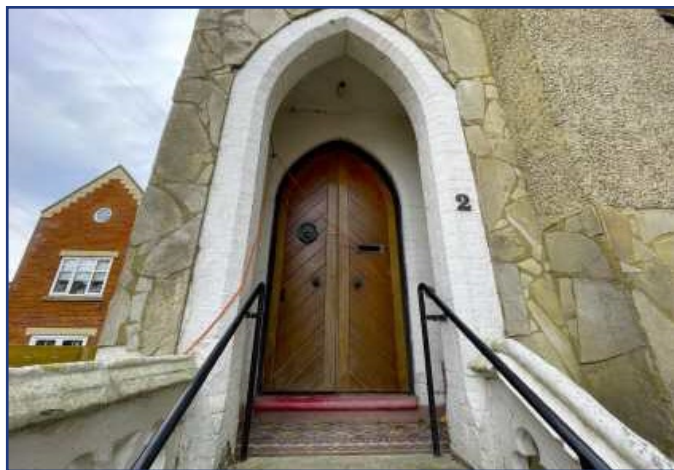
2 St Ronans Road, Southsea, PO4 0PT
For auction Guide Price £665,000 to £685,000

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OFFERS INVITED PRIOR TO AUCTION.

GUIDE PRICE: £665,000-£685,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) for this UNFINISHED RENOVATION PROJECT holding enormous potential as a highly distinctive and exceptionally spacious family home ideal for dual-occupation - a virtually detached character residence well-situated close to The Seafront and Southsea Town Centre, this unique opportunity provides a FOUR BEDROOM MAIN HOUSE with additional loft rooms, plus a THREE EN-SUITE BEDROOM SELF-CONTAINED LOWER FLAT. Close to the junction of St Ronans Road with Waverley Road, directly opposite St Simon's Church, the house boasts attributes that are rare for the area - a garage plus open parking, and a large, sunny garden well-screened behind a high boundary wall and mature trees. Acquired through (Nesbit & Co.) by our clients in 2016, No. 2 has already been the subject of significant alteration and improvement, particularly to its now well-appointed self-contained Garden Flat. Double-glazing has been installed, upper floors have been stripped of fittings and largely plasterboarded, whilst gas/plumbing/electrical work is nearly complete.



The property stands unfinished, both internally and externally, presenting now as an interesting and desirable blank canvas for an incoming owner to implement their own tastes and ideas, adding value and creating an individual home of significant quality and appeal. Full particulars are given as follows:

MAIN HOUSE

Steps, with pierced stonework balustrade, to:

GOTHIC-ARCHED PORCH

Pair of imposing panelled oak doors, with brass furniture, to:

LOBBY

8'0 x 6'0 (2.44m x 1.83m)

UPVC replacement sash-style double-glazed window.

CLOAKROOM & W.C.

Not fitted.

RECEPTION HALL

17'0 x 8'11 (5.18m x 2.72m)

UPVC replacement sash-style double-glazed window. Fine period staircase to upper floors.

LIVING ROOM

23'3 x 14'2 (7.09m x 4.32m)

Bay window having pair of UPVC double-glazed French doors to terrace. Opening to:

DINING ROOM

11'11 x 11'0 (3.63m x 3.35m)

UPVC and double-glazed south wall incorporating pair of French doors to terrace.

KITCHEN

17'7 x 13'2 (5.36m x 4.01m)

Not fitted. UPVC replacement double-glazed window to front elevation; similar door to south elevation.

STUDY

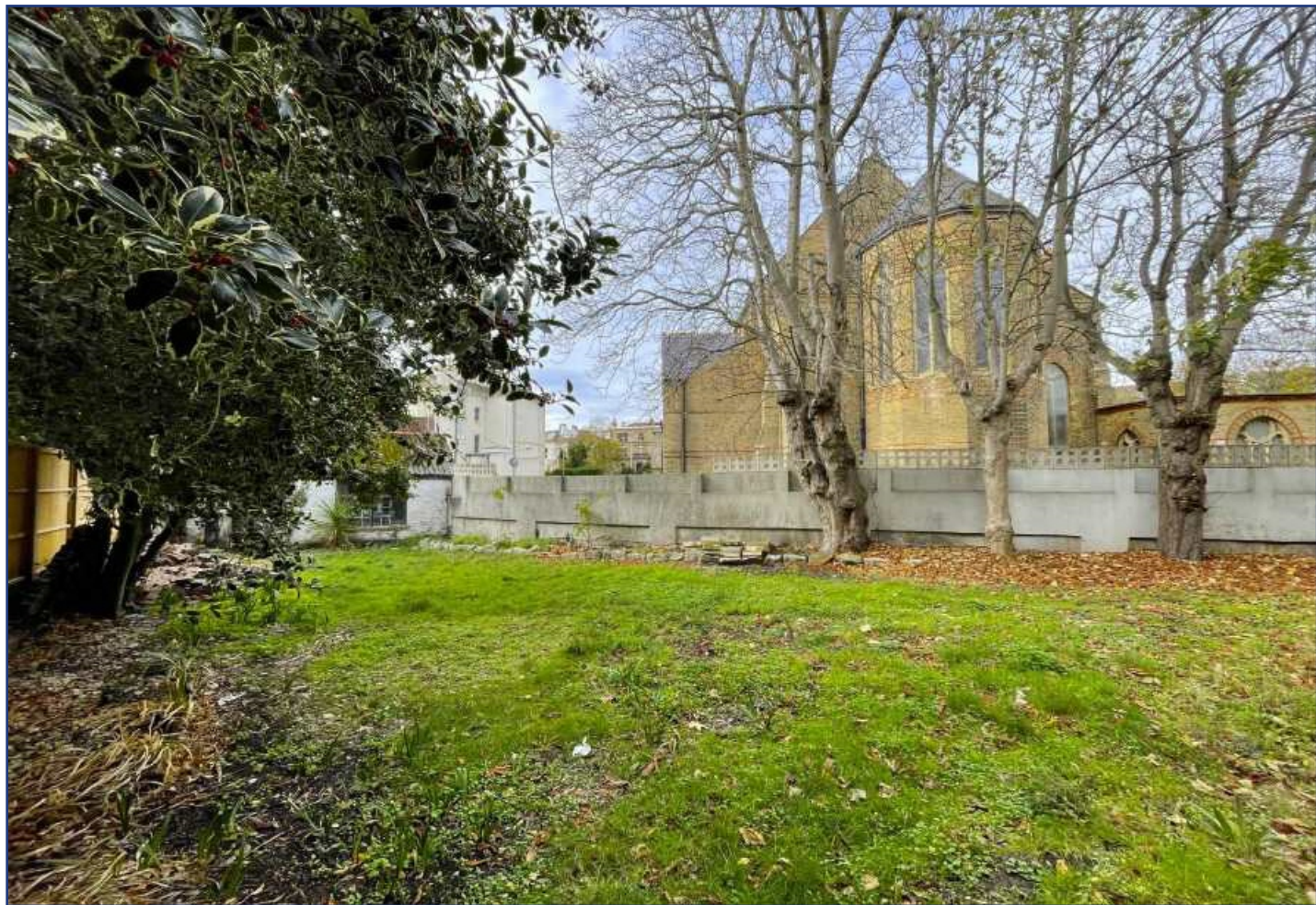
12'8 x 11'7 (3.86m x 3.53m)

UPVC replacement double-glazed window to rear elevation; similar rear door.

LOWER HALF LANDING

Leading to:

OFFICE





10'6 x 8'8 (3.20m x 2.64m)

UPVC replacement double-glazed window to rear elevation.

UPPER REAR HALF LANDING

Having secondary staircase with access to:

GUEST BEDROOM SUITE 1

11'4 x 9'9 (3.45m x 2.97m)

UPVC replacement double-glazed window to rear elevation; double-glazed roof window.

EN-SUITE SHOWER ROOM: not fitted.

GUEST BEDROOM SUITE 2

12'0 x 11'8 (3.66m x 3.56m)

UPVC replacement double-glazed window to rear elevation.

EN-SUITE SHOWER ROOM: not fitted.

MAIN FIRST FLOOR

LANDING

Arched UPVC replacement double-glazed window.

BATHROOM

11'11 x 5'10 (3.63m x 1.78m)

Not fitted.

BEDROOM THREE

13'0 x 8'8 (3.96m x 2.64m)

UPVC replacement double-glazed window to front elevation.

PRINCIPAL BEDROOM (4)

14'3 x 13'8 (4.34m x 4.17m)



UPVC replacement double-glazed picture window to side elevation; similar door to Upper Terrace (not railed).

EN-SUITE SHOWER ROOM

9'6 x 5'7 (2.90m x 1.70m)

Not fitted.

DRESSING ROOM

7'4 x 7'5 (2.24m x 2.26m)

UPVC replacement double-glazed window.

TOP (SECOND) FLOOR

ROOM ONE

13'0 x 9'10 (3.96m x 3.00m)

ROOM TWO

12'0 x 9'7 (3.66m x 2.92m)

ROOM THREE

9'5 x 8'5 (2.87m x 2.57m)

The above rooms (intended as Bedrooms) have their partition framework in place, but without plasterboarding as yet. Some alteration is considered possible.

LOWER GROUND FLOOR FLAT

Private entrance at side of main building to:

UPVC front door through to:

ENTRANCE HALL



Quarry-tiled floor. Radiator.

PRINCIPAL BEDROOM

17'2 x 14'1 (5.23m x 4.29m)

A dual-aspect room with UPVC replacement double-glazed windows to the front and side. Wood-laminate flooring. Triple built-in wardrobe with mirrored doors. Radiator. Door to:

EN-SUITE SHOWER ROOM & W.C.

Contemporary white suite comprising: low flush w.c., rectangular handbasin with mixer tap plus cupboard under, and rainforest shower over free-draining tiled floor. Extractor. Tiled walls. UPVC replacement obscure double-glazed window.

BEDROOM SUITE TWO

13'2 x 8'9 (4.01m x 2.67m)

UPVC replacement obscure double-glazed window. Wood-laminate flooring. Door to:

EN-SUITE BATHROOM & W.C.

Contemporary suite comprising: low flush w.c., rectangular handbasin with mixer tap plus cupboard under, and panelled bath with independent shower mixer. Extractor. Vertical radiator/towel rail. Tiled walls and floor.

LIVING ROOM & KITCHEN

26'9 x 15'1 (8.15m x 4.60m)

Living Area: Parquet-style flooring. Feature cast-iron period fire surround. Two double panel radiators. UPVC



replacement double-glazed window.
Kitchen Area: fitted and equipped with base and wall cupboards, work surfaces, 1½ bowl stainless steel sink with mixer tap, electric oven, and 5-ring gas hob with extractor canopy. Plumbing for washing machine. Space for upright 'fridge/freezer. UPVC replacement double-glazed window.

BEDROOM SUITE THREE

12'0 x 11'9 (3.66m x 3.58m)
Approached from Living Room/Kitchen. Wood-laminate flooring. UPVC replacement double-glazed window to rear elevation; adjacent door to Inner Courtyard. Double panel radiator. Door to:

EN-SUITE SHOWER & W.C.

Contemporary white suite comprising: low flush w.c., handbasin with mixer tap plus cupboard under, and walk-in shower cubicle with rainforest mixer. Extractor. Vertical radiator/towel rail. UPVC replacement obscure double-glazed window.

OUTSIDE

FRONT

Deep, open-plan forecourt affording DOUBLE-WIDTH CAR HARDSTAND.

REAR COURTYARD

20'0 x 19'9 (6.10m x 6.02m)
An enclosed area approached from the main garden via an arched, brick doorway.



MAIN GARDEN

Depth: 63'0 (19.20m) Width: 40'0 (12.19m) To the south side of the property, overlooked by its principal rooms, is an unexpectedly generous garden, laid to lawn and well-screened behind a mainly walled boundary together with a border containing a number of mature trees. A pair of wrought-iron gates leads to the forecourt, and a metal staircase gives access to:

TERRACE

37'0 x 11'6 (11.28m x 3.51m)
Paved floor. Railed balustrade (NOTE: unsafe). Useful storage space below.

GARAGE

23'0 x 9'3 (7.01m x 2.82m)
Of brick construction under a pitched roof.

COUNCIL TAX

Band 'E' - £2,665.57 per annum (2025-26)

EPC

Energy Rating 'E' (Floor Area 316 sq m approx).

VIEWING

By appointment with AUCTIONEERS & SOLE AGENTS,
D. M. NESBIT & CO.
(18032/055402)

AUCTION PROCESS

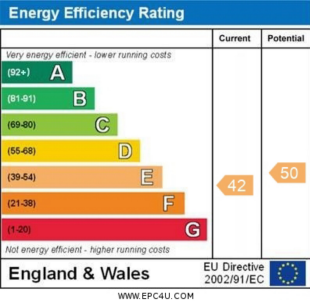
This Lot will NOT be offered in the Saleroom. Approaches, inspections & offers are invited from parties who are able



and willing to purchase on Auction terms - immediate signature and exchange of contracts, payment of a 10% deposit plus Buyers Premium, and completion 28 days thereafter. Competing bidders will be given the opportunity to re-bid in the event of their offer being exceeded, terms finally being settled with the party lodging the highest offer (assuming acceptable to the Seller) and who meets the Auction rules of engagement.

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).



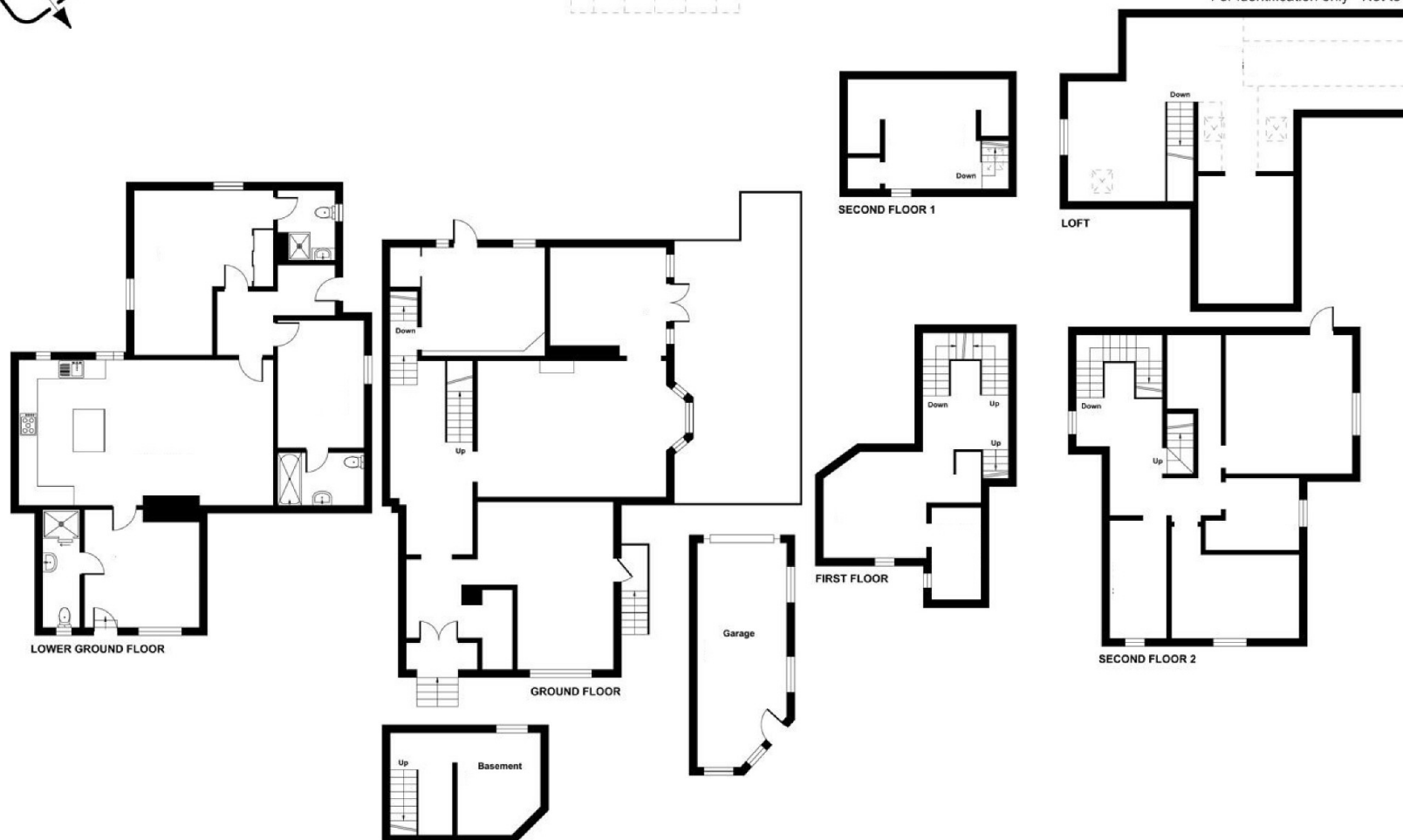




Denotes restricted
head height

Approximate Area = 3976 sq ft / 369.3 sq m
Limited Use Area(s) = 341 sq ft / 31.6 sq m
Garage = 205 sq ft / 19 sq m
Total = 4522 sq ft / 419.9 sq m

For identification only - Not to scale



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