



## 54 BRITANNIA ROAD NORTH

SOUTHSEA, PO5 1SL

£370,000  
FREEHOLD

A FOUR/FIVE BEDROOM SINGLE BAY AND FORECOURT PROPERTY HAS BECOME AVAILABLE IN AN EXCELLENT LOCATION, BEING CLOSE TO LOCAL AMENITIES. The property is currently let to four tenants paying a total of £1,800 per calendar month, vacating on the 30/6/2024, but with scope to increase for the next Academic Year 2024/2025. The fifth room is undersize to let to tenants, but if OWNER/OCCUPIER this will be a FIVE BEDROOM HOUSE.

This spacious house comprises of a GOOD SIZE LOUNGE, DINING ROOM (currently a bedroom) FITTED KITCHEN with APPLIANCES, UTILITY ROOM. SHOWER ROOM, LEAN-TO HOUSING 2nd W.c., with door to GOOD SIZE GARDEN with REAR PEDESTRIAN ACCESS.

STAIRS FROM HALLWAY TO BASEMENT which houses TWO GOOD SIZE STORAGE CUPBOARDS and a DOUBLE BEDROOM.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Lettings  
 97 Albert Road  
 Southsea  
 Hampshire  
 PO5 2SG

02392 830888  
 lettings@christieuk.com  
 www.christieuk.com

