

Floor Plan



TOTAL FLOOR AREA : 2102 sq.ft. (195.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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7 St. Edwards Road  
Southsea, PO5 3DH

\*\*\* 6 BEDROOM HMO - £32,400 PER ANNUM RENTAL INCOME \*\*\*

We are pleased to welcome to the market this six bedroom end of terrace property located in St Edwards Road, Southsea.

The property was once a large family home with four floors of accommodation and could well be restored to one again if required.

Currently it is a HMO rented to students paying £2700PCM. This generates a yearly income of £32,400.

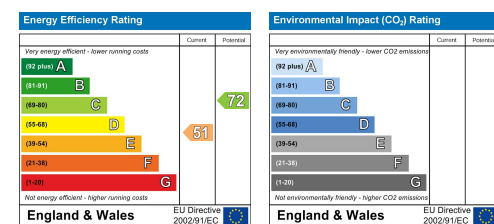
In total the property features two kitchens, two bathrooms, a large lounge diner and six bedrooms. Externally there is a courtyard garden with rear access.

There are local shops nearby and the seafront is a short stroll away.

For more information or to arrange a viewing please call Castles today.

Asking price **£575,000**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 7 St. Edwards Road

Southsea, PO5 3DH



- SIX BEDROOM HMO
- TWO KITCHENS
- FOUR FLOORS OF ACCOMODATION
- CLOSE TO LOCAL SHOPS
- LET FOR £2700PCM - £32,400 PER ANNUM
- TWO BATHROOMS
- LARGE CHARACTER PROPERTY
- SHORT WALK TO SOUTHSEA SEAFRONT

### KITCHEN

11'9" x 9'6" (3.6 x 2.9)

### UTILITY ROOM

7'6" x 5'2" (2.3 x 1.6)

### BATHROOM

7'6" x 5'6" (2.3 x 1.7)

### W/C

3'11" x 2'11" (1.2 x 0.9)

### KITCHEN

8'10" x 7'10" (2.7 x 2.4)

### LIVING ROOM

21'3" x 15'5" (6.5 x 4.7)

### BATHROOM

6'2" x 5'2" (1.9 x 1.6)

### BEDROOM 1

15'5" x 14'9" (4.7 x 4.5)

### BEDROOM 2

12'9" x 7'10" (3.9 x 2.4)

### BEDROOM 3

12'5" x 9'6" (3.8 x 2.9)

### BEDROOM 4

12'5" x 9'6" (3.8 x 2.9)

### BEDROOM 5

12'9" x 11'1" (3.9 x 3.4)

### BEDROOM 6

15'5" x 14'5" (4.7 x 4.4)

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

