



231a Albert Road

, Southsea, PO4 0JP

Offers invited £200,000

Nestled in the vibrant heart of Southsea on Albert Road, this charming two-bedroom first-floor maisonette offers a delightful blend of modern living and convenience. With its own private entrance, the property welcomes you into a practical space ideal for hanging coats, storing shoes, or even accommodating bicycles. The landing area has been cleverly transformed into a home office, providing a perfect spot for remote work or study.

The interior of the maisonette is exceptionally well presented, featuring a modern bathroom and kitchen equipped with integrated appliances, including space for a washing machine. New carpets throughout add a touch of comfort and style, making this home ready for immediate enjoyment.

Location is key, and this property does not disappoint. Situated amidst the bustling shops, restaurants, and bars of Southsea, it is also conveniently close to schools and just a short stroll from the picturesque seafront and canoe lake. Fratton Train Station is also located close by making commuting a breeze.

For those considering investment opportunities, the property has successfully operated as an AirBnB, generating an impressive income of approximately £25,000 per year.

Additionally, the maisonette boasts a partly boarded loft space, presenting potential for further development. The property is double glazed, and the interior of the non-connecting walls has been enhanced with thermal plasterboard, ensuring a warm and energy-efficient living environment. The floorboards have been boarded over with hardboard for added

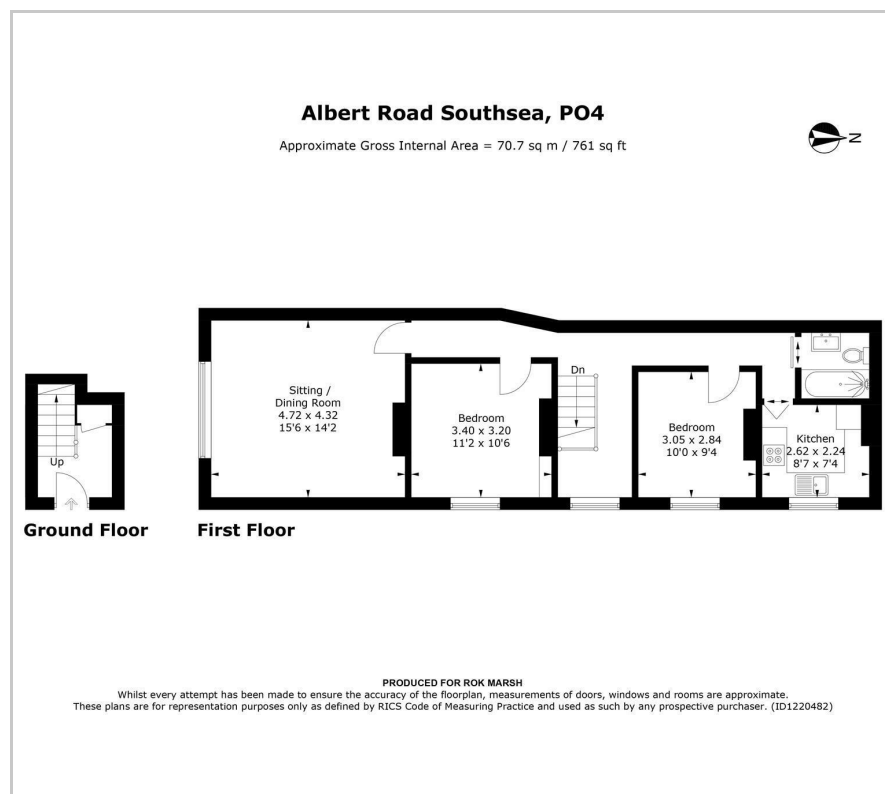
- Two Bedrooms
- First Floor Maisonette with Private Entrance - space for bikes, shoes & coats
- Large Lounge / Diner
- Modern Kitchen
- Modern Bathroom
- Lucrative Air B&B Opportunity - circa £25,000 pa
- Prime Location
- 107 year lease remaining, £0 Service Charge, £250pa Ground Rent , Council Tax Band A
- Attic Storage

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



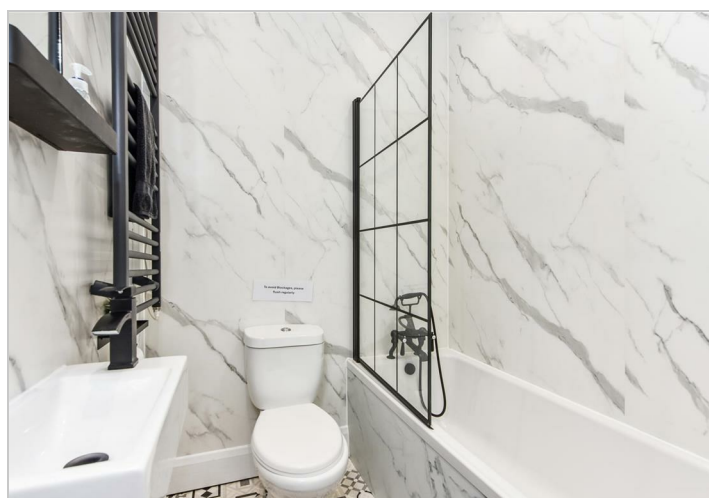
Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2018/853 (10)	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2018/853 (10)	



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