



105 Elm Grove
Southsea, PO5 1LH
Offers Over £260,000

co**groves**
Sales, Rentals and Block Management

105 Elm Grove, Southsea, PO5 1LH

GUIDE PRICE £260,000-£270,000. INVESTMENT BUYERS ONLY. SPACIOUS 5 BEDROOM MAISONETTE WITH CLASS C4 PLANNING AND HMO LICENCE LOCATED IN ELM GROVE. GROSS RENTAL INCOME OF £27,500, OVER AN 11 MONTH TENANCY UNTIL 1ST AUGUST 2025. (WATER & INTERNET INCLUDED WITHIN RENT)

The accommodation of this maisonette comprises 5 double bedrooms, fitted kitchen, lounge, bathroom, shower room. Other benefits include double glazing, share of freehold with a remaining lease term of 972 years.

Entrance Lobby

Double glazed front door, stairs to first floor with meter cupboard housing electrics.

First Floor Landing

Bedroom 3

10'9 x 15'9 (3.28m x 4.80m)
Triple glazed window to front, HSL storage heater, meter cupboard housing electric consumer unit.

Kitchen

11'2 x 10'4 (3.40m x 3.15m)
Double glazed window to rear, stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in double oven, space for tall fridge and separate tall freezer, plumbing for washing machine and dishwasher, built in electric hob, modern splash-backs.

Lounge

14'8 x 12'11 (4.47m x 3.94m)
Double glazed window to rear, HSL storage heater, stairs to upper floor, Automist Fire Suppression system.

Bedroom 4

10'2 x 15'9 (3.10m x 4.80m)
Triple glazed window to front, HSL storage heater.

Bathroom

4'7 x 8'3 (1.40m x 2.51m)
Double glazed window to rear, bath with electric shower over, WC, wash hand basin, part tiled walls, extractor.

Upper Floor Landing

Loft access.

Bedroom 1

11'11 x 15'9 (3.63m x 4.80m)
Double glazed skylight window to front, HSL storage heater.

Shower Room

5'6 x 5'10 (1.68m x 1.78m)
Double glazed skylight window to rear, shower cubicle with electric shower, WC, wash hand basin.

Bedroom 2

11'11 x 15'9 (3.63m x 4.80m)
Double glazed skylight window to rear, HSL storage heater.

Bedroom 5

12' 7 at widest point x 13'8 (3.66m 2.13m at widest point x 4.17m)
Double glazed skylight window to rear, HSL storage heater, built in cupboard.

Additional Information

Tenure - Share of freehold
Length of Lease - 999 years from 25/12/1998 - 972 years remaining
Service Charge - £1750pa inclusive of buildings insurance
Ground rent - N/A

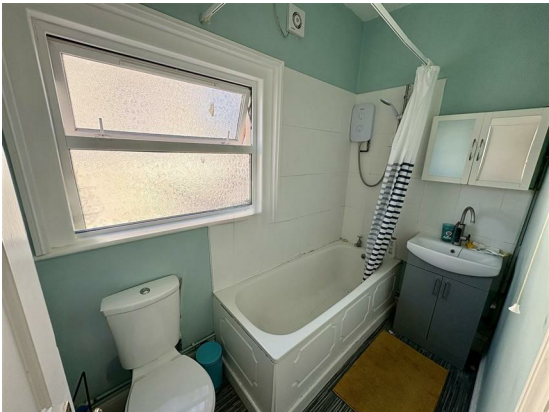
Council Tax Band - C

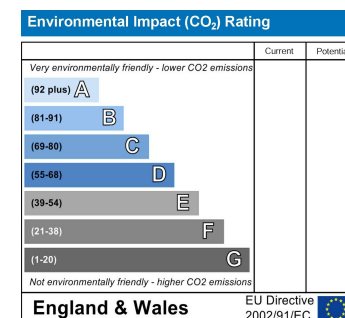
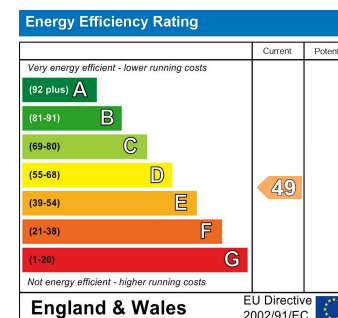
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All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





2 Littleworth Lane, dn11

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

