

**Worthing Road, Southsea PO5 2RH** 





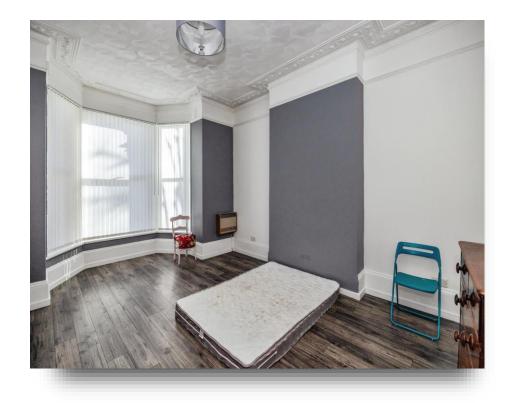


## welcome to

# **Worthing Road, Southsea**

This charming property in the heart of southsea which offers a unique blend of potential and versatility. A rare opportunity to own a property that combines both residential and investment potential. This is a must-see property, to view call us today to book your viewing!





Fox & Sons Southsea are delighted to bring to the market this charming property in the heart of southsea which offers a unique blend of potential and versatility. The property has been used as a home with income, with five hall floor flats. It is broken in eight divisions at this moment, with two owners occupying flats which were not rented, and one flat in need of conversion. The planning permission has the opportunity for up to eleven units of occupation. It currently holds an HMO license, which presents as an ideal opportunity for investors or those looking to generate rental income. However, with its spacious layout, it could also be easily converted into a luxury family home in an affluent area or private residence, which is a lovely quiet residential area.

This property is full of character, it features period details that add to its appeal, making it a perfect blend of practicality and charm. Located in the vibrant heart of Southsea, you are just moments away from the local amenities of Palmerston Road, with a short walk to the esplanade gardens, pier, seafront and everything this sought-after area has to offer. The shopping area of Gunwharf is a short bus ride away or a lively 20-minute walk. Further, it is within quick access of Albert Road, Marmion Road, Clarendon Road, for restaurants and recreational facilities. The property, likewise, is surrounded by a fair size garden area that is laid to lawn, that has its own potential as co-joins 3 & 5.



**Front Door** 

**Porch** 

**Entrance Hall** 

Cellar

38' 5" x 7' (11.71m x 2.13m)

Lounge

15' x 13' 11" ( 4.57m x 4.24m )

**Bedroom** 

15' 1" x 12' 11" ( 4.60m x 3.94m )

Conservatory

7' 8" x 9' 5" ( 2.34m x 2.87m )

**Bathroom** 

**Dining Room** 

10' 5" x 13' 2" ( 3.17m x 4.01m )

Kitchen

10' 7" x 9' 4" ( 3.23m x 2.84m )

**Wash Room** 

6' 6" x 17' 7" ( 1.98m x 5.36m )

**Bathroom** 

**Bedroom** 

10' 7" x 6' 7" ( 3.23m x 2.01m )

Kitchen

10' 4" x 9' 4" ( 3.15m x 2.84m )

**Bedroom** 











#### welcome to

### **Worthing Road, Southsea**

- FANTASTIC POTENTIAL
- CLOSE TO LOCAL AMENITIES
- MUST SEE PROPERTY
- HEART OF SOUTHSEA

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Tenure: Freehold EPC Rating: C

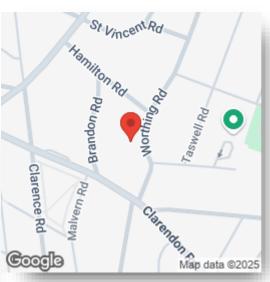
Council Tax Band: A

# £1,200,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOS105776



Property Ref: SOS105776 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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