

£1,600,000
25 Western Parade
Southsea, PO5 3JG

UNMISSABLE INVESTMENT OPPORTUNITY IN PRIME SOUTHSEA LOCATION! Step into an extraordinary chance to own a stunning freehold building in the prestigious and highly sought-after Western Parade, Southsea. Perfectly positioned with breath taking views over Southsea Common, this property offers unbeatable access to the seafront, the rich history of Old Portsmouth's Historic waterfront, and the vibrant amenities of Palmerston Road. This impressive and fully refurbished building boasts a total area of 5,220.50 sq. ft. and comprises four spacious three-bedroom apartments and one spacious two-bedroom apartment. Each apartment has been meticulously modernised to an exceptional standard, featuring stylish interiors, sleek kitchens (some with breakfast bars), and the luxury of two bathrooms in each unit. Several apartments also showcase charming bay windows that flood the space with natural light, adding a touch of sophistication. Currently generating an annual rental income of approximately £94,000, this property is an income-generating gem. Whether you're an experienced investor or looking to make your first foray into property investment, this opportunity is too good to pass up.

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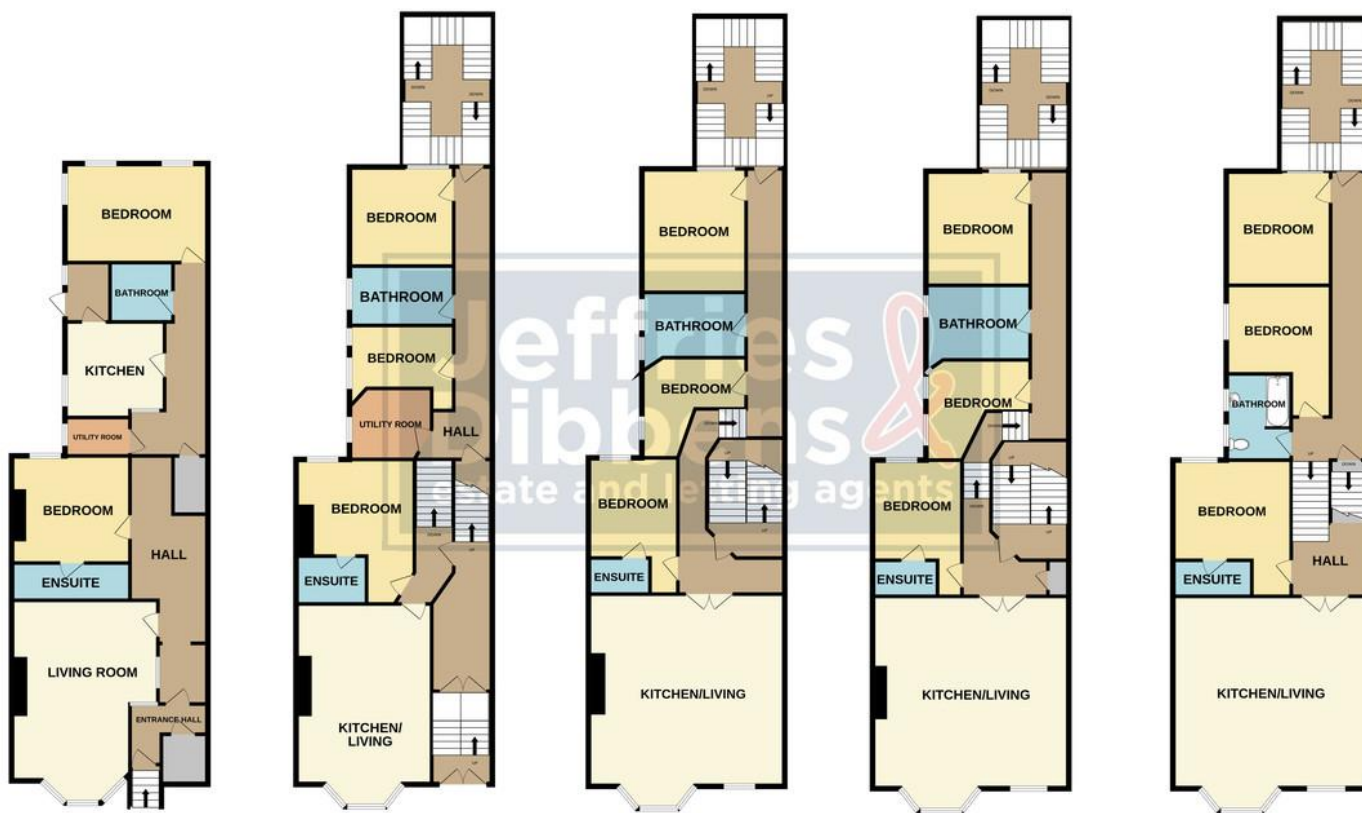
BASEMENT/GROUND FLOOR

HALL FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

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