



£760,000
7 St. Ronans Road
Southsea, PO4 0PN

RARE INVESTMENT OPPORTUNITY! A rare opportunity to acquire this detached freehold building in St. Ronan's Road, Southsea, currently arranged as 8 self-contained studio flats. Each unit benefits from its own kitchen and gas central heating, with all let on assured shorthold tenancies until September 2026, generating a combined annual income of £62,820. The property also offers five off-road parking spaces to the front on a first come, first serve basis, and a communal rear garden. A fantastic investment opportunity. Viewings strictly by appointment.





GROUND FLOOR

STUDIO ONE

LOUNGE/BEDROOM 18' 2" into bay x 14' 9" (5.55m x 4.50m)

KITCHEN 10' 0" x 7' 3" (3.06m x 2.23m)

BATHROOM 10' 11" x 4' 8" (3.34m x 1.44m)

STUDIO TWO

LOUNGE/BEDROOM 15' 10" into bay x 12' 2" (4.85m x 3.72m)

KITCHEN 6' 10" x 10' 4" (2.09m x 3.16m)

BATHROOM 5' 9" x 6' 11" (1.76m x 2.12m)

FIRST FLOOR

STUDIO THREE

LOUNGE/BEDROOM 15' 4" x 15' 3" (4.69m x 4.67m)

KITCHEN 11' 3" x 7' 6" (3.44m x 2.29m)

BATHROOM 11' 4" x 5' 2" (3.47m x 1.59m)

STUDIO FOUR

LOUNGE/BEDROOM 16' 2" x 12' 4" (4.95m x 3.76m)

KITCHEN 6' 10" x 10' 4" (2.09m x 3.16m)

BATHROOM 5' 9" x 6' 11" (1.76m x 2.12m)

SECOND FLOOR

STUDIO FIVE

LOUNGE/BEDROOM 16' 10" x 15' 2" (5.15m x 4.63m)

KITCHEN 6' 9" x 9' 8" (2.08m x 2.95m)

BATHROOM 6' 3" x 5' 8" (1.91m x 1.73m)

STUDIO SIX

LOUNGE/BEDROOM 13' 3" x 13' 0" (4.04m x 3.97m)

KITCHEN 6' 9" x 9' 9" (2.08m x 2.99m)

BATHROOM 5' 10" x 6' 6" (1.79m x 1.99m)

STUDIO SEVEN

THIRD FLOOR

LOUNGE/BEDROOM 14' 9" x 15' 1" (4.50m x 4.62m)

KITCHEN 6' 10" x 7' 5" (2.09m x 2.28m)

BATHROOM 6' 3" x 5' 8" (1.91m x 1.74m)

STUDIO EIGHT

LOUNGE/BEDROOM 13' 5" x 13' 0" (4.11m x 3.97m)

KITCHEN 6' 11" x 9' 8" (2.12m x 2.96m)

BATHROOM 6' 6" x 5' 11" (1.99m x 1.82m)





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 A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS

1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk