



Nesbits

Established 1921

42 Paignton Avenue, Copnor, Portsmouth, PO3 6LL

For auction Guide Price £220,000 to £240,000

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TO BE SOLD BY PUBLIC AUCTION on the 20th OCTOBER 2026 at The Queens Hotel, Southsea.

GUIDE PRICE: £220,000-£240,000

Of interest to builders, investors and keen owner-occupiers: enjoying a pleasant and popular location, this THREE BEDROOM SEMI-DETACHED FAMILY HOUSE benefits from gas central heating, replacement double-glazing, and a 47ft garden with car hardstand and garage: it is NOW IN NEED OF GENERAL MODERNISATION and holds considerable potential. A short distance from Baffins Pond Recreation Area, Paignton Avenue runs between Eastbourne Road and Moneyfield Avenue, a tucked away yet convenient position that grants ready access in and out of the city, and close proximity to a wide range of public amenities. Dating from around 1930, No. 42 itself features mainly brick elevations under a pitched and tiled roof, the facade incorporating canopied entrance and tile-hung double square bay. It stands behind a walled forecourt, whilst to the rear is a generous garden, having an easterly aspect, within which is a garage and car hardstand approached via a shared driveway.



As stated, the property will now reward a programme of refurbishment throughout, being then well-suited to re-sale, lucrative letting (circa £1,800 p.c.m. projected) or owner-occupation. Full details are given as follows:

Canopied, part-glazed front door to:

ENTRANCE HALL

Textured Artex ceiling. Staircase to first floor, having railed balustrade together with cupboards under, one as pantry, the other housing gas and electricity meters plus 'Alpha' gas fired boiler. Double panel radiator.

LIVING ROOM

13'3 x 11'6 (4.04m x 3.51m)

Textured plaster ceiling. Square bay window to front elevation having UPVC replacement double-glazing. Double panel radiator. Tiled fireplace.

DINING ROOM

13'3 x 10'7 (4.04m x 3.23m)

Textured Artex ceiling. Double panel radiator. Part-glazed door to:

LEAN-TO CONSERVATORY

10'7 x 8'3 (3.23m x 2.51m)

Brick and UPVC double-glazed under a pitched polycarbonate roof. UPVC and double-glazed door to rear garden.

KITCHEN

10'6 x 7'2 (3.20m x 2.18m)

Fitted base and wall cupboards, work surfaces, single drainer stainless steel sink unit with

mixer tap. Gas cooker point. Single panel radiator. Window to rear elevation. White-aluminium glazed door to:

REAR PORCH

Plumbing for washing machine. UPVC replacement double-glazed window; adjacent white-aluminium glazed door to rear garden.

W.C. off

High flush suite.

FIRST FLOOR

LANDING

Textured Artex ceiling. UPVC replacement obscure double-glazed window to side elevation. Fitted linen cupboard.

BATHROOM & W.C.

6'1 x 5'7 (1.85m x 1.70m)

White low flush w.c. and panelled bath with 'Bristan' shower mixer, 'Avocado' pedestal handbasin. Single panel radiator. UPVC replacement obscure double-glazed window.

BEDROOM ONE

13'8 x 11'6 (4.17m x 3.51m)

Square bay window to front elevation having UPVC replacement double-glazing. Wall-length range of fitted wardrobes with sliding doors. Double panel radiator.

BEDROOM TWO

13'2 x 10'7 (4.01m x 3.23m)

Access to LOFT SPACE. UPVC replacement double-glazed window to rear elevation. Built-in wardrobe. Single panel radiator.

BEDROOM THREE

10'1 x 7'2 (3.07m x 2.18m)

UPVC replacement double-glazed window to rear elevation. Double panel radiator.

OUTSIDE

FRONT: Deep, walled forecourt.

REAR: Depth: 47'0 (14.33m) Width: 23'3 (7.09m) Generous garden with easterly aspect, laid to lawn with fenced surround and planted borders. A shared driveway grants access, via a pair of timber vehicular gates, to a concrete HARDSTAND and a DETACHED SINGLE GARAGE.

COUNCIL TAX

Band 'C' - £2,037.07 per annum (2026-27)

EPC

Energy Rating 'D' (Floor Area 84 sq m approx).

VIEWING

By appointment with AUCTIONEERS & SOLE AGENTS,
D. M. NESBIT & CO.
(18106/064425)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £600 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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