

bushnell porter



Hudson Road Southsea PO5 1HD



- Entrance Hall
- Three Ground Floor Bedrooms all with ensembles
- First Floor Communal Lounge\Kitchen
- First Bedroom with ensuite
- Two Top Floor Bedrooms both with ensembles
- Enclosed Rear Garden
- Ideal Investment Opportunity producing 2025/2026 academic year £45,883.32 inc bills



Independent Estate Agents

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Other Offices in Hampshire



AN ESTABLISHED SIX BEDROOM SIX ENSUITE STUDENT HOUSE PRODUCING APPROX. £45,883.32 FOR ELEVEN MONTHS INCLUDING BILLS FOR (WATER RATES, GAS, ELECTRICITY AND INTERNET) LET FOR ACADEMIC YEAR 2025\2026. SITUATED CLOSE TO PORTSMOUTH UNIVERSITY.

ENTRANCE HALL via part panelled part frosted double glazed front door with fanlight over, panel radiator, panel effect doors with chrome furniture to all rooms, stairs rising to all floors, double glazed to rear garden, under stairs storage cupboard.

BEDROOM 1 10ft 8 (3.27m) x 8ft 5 (2.47m) plus front aspect double glazed bay window, door to ensuite shower room. **ENSUITE** 8ft (2.44m) x 2ft 6 (0.78m) close coupled w.c., wash had basin, shower cubicle with chrome shower mixer, glazed door/screen.

BEDROOM 2 8ft 10 (2.71m) x 9ft 3 (2.81m) rear aspect room via double glazed window, panel radiator, **ENSUITE** 8ft 10 (2.71m) x 2ft 6 (0.78m) close coupled w.c., wash had basin, shower cubicle with chrome shower mixer, glazed door/screen.

BEDROOM 3 8ft (2.43m) x 8ft 10 (2.71m) plus study area 9ft (2.74m) x 5ft 9 (1.75m) dual side aspect room via double glazed windows, panel radiator, built-in work bench with work surface. **ENSUITE** 9ft 1 (2.78m) x 3ft 10 (1.17m) close coupled w.c., wash had basin, shower cubicle with chrome shower mixer, glazed door/screen.

FIRST FLOOR LANDING via stair case, panel radiator, wood grain panel effect doors to all rooms with chrome furniture, stairs rising to second floor.

BEDROOM 4 9ft (2.74m) x 8ft 10 (2.69m) side aspect room via double glazed window, panel radiator, **ENSUITE** 8ft 10 (2.71m) x 3ft 7 (1.11m) reducing to 2ft 6 (0.76m) close coupled w.c., wash had basin, shower cubicle with chrome shower mixer, glazed door/screen, double glazed window.

COMMUNAL LOUNGE\KITCHEN 24ft 2 (7.38m) reducing to 12ft 3 (3.75m) x 14ft 2 (4.33m) reducing to 8ft 1 (2.48m) front to rear aspect "L" shape room via double glazed windows to front and rear. **Communal Lounge Area** with television point, panel radiator. **Kitchen Area** with central island unit with wood grain effect work surfaces, breakfast bar area storage drawers and cupboards, inset one and a half bowl inset sink with chrome taps, wood grain effect units with chrome furniture, four ring gas hob with brushed steel and glass cooker hood over, two built-in brushed steel electric ovens below, further wood grain effect work surfaces with tiled splashback with range of storage cupboards and drawers under, further range of matching eye level storage cupboards, space for washing machine, two free standing fridge\freezers, wood grain effect flooring throughout.

SECOND FLOOR LANDING via stair case, wood grain panel effect doors with chrome furniture to all rooms.

BEDROOM 5 9ft 1 (2.79m) x 8ft 9 (2.68m) plus entrance recess, rear aspect room via double glazed window, panel radiator, **ENSUITE** 5ft 10 (1.79m) x 5ft 2 (1.59m) reducing to 2ft 6 (0.77m) close coupled w.c., wash had basin, shower cubicle with chrome shower mixer, glazed door/screen, double glazed window.

BEDROOM 6 15ft (4.59m) reducing to 8ft 9 (2.66m) x 13ft 6 (4.12m) reducing to 10ft 3 (3.13m) front aspect room via two double glazed skylight windows, part sloping ceiling (part restricted head height), panel radiator, **ENSUITE** 5ft 3 (1.62m) x 6ft 10 (2.10m) reducing to 3ft 10 (1.17m) close coupled w.c., wash had basin, shower cubicle with chrome shower mixer, glazed door/screen, double glazed window.

OUTSIDE to the front of the property there is a forecourt approach, to the rear there is an enclosed garden area.

N.B. AGENTS NOTES: All photographs have been taken prior to student occupation.

PARKING PERMIT ZONE – LB - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – NIL (student house) – TENURE - FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

