Nesbits

Established 1921

83 Percy Road, Southsea, PO4 0BH

For auction Guide Price £215,000 to £220,000

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TO BE SOLD BY PUBLIC AUCTION
TUESDAY 23rd JUNE (at The Queens Hotel, Southsea) UNLESS SOLD PRIOR
GUIDE PRICE: £215,000-£220,000

Of interest to investors and owner-occupiers: this well-situated VACANT HOUSE ARRANGED AS TWO FLATS, previously let and having a projected return of around £21,000 p.a., equivalent to a gross yield of some 10%. Percy Road runs from Fawcett Road to Francis Avenue, No. 83 being on the north side a short distance from the junction with Talbot Road. This is a popular and very convenient residential address, a wide range of public amenities being available within a radius of one mile, including: Southsea Town Centre and Seafront, main-line stations, St Mary's Hospital, University Campus, recreation facilities, shops and eateries. This inner-terrace former single family house has brick elevations under a modern tiled roof, the facade incorporating splay bay window and recessed porch. It stands behind a shallow forecourt, whilst to the rear is a walled patio garden, benefitting from pedestrian access via Manners Lane, and where scope exists to create off-street parking (subject to consents).

The current layout, as two self-contained flats, is clearly historic, although lacking previous planning approval. Let until recently, the property has been in our clients' hands since 1991, with written evidence available of the present use dated November 2005 (although applying, we understand, much earlier). Both units are presented in fair order, ready for immediate occupation. This opportunity is considered an excellent addition to any investment portfolio, having a lucrative potential yield, or will be of interest to private buyers seeking dual-occupation. Full particulars are given as follows:

RECESSED PORCH
Part-glazed main front door to:

COMMON HALLWAY
Coved, textured Artex ceiling with feature arch. Sliding door, with stairs beyond, to First Floor Flat.

GROUND FLOOR FLAT

Hallway
Textured Artex ceiling.

Living Room
11'6 x 10'5 (3.51m x 3.18m)
Textured Artex ceiling. UPVC replacement double-glazed windows to rear elevation. Enclosed fireplace. Single panel radiator. Door to:

Inner Lobby
Electricity meter and circuit breakers. Multi-pane glazed door to:

Bedroom
13'5 x 11'4 (4.09m x 3.45m)
Splay bay window to front elevation having UPVC replacement double-glazing. Door from Common Hallway. Single panel radiator.

Kitchen/Breakfast Room
10'11 x 10'1 (3.33m x 3.07m)
Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine. 'Ariston' gas fired central heating and hot water boiler. Single panel radiator. Two UPVC replacement double-glazed windows to side elevation. Part-glazed door to:

Rear Lobby
Textured Artex ceiling. UPVC and part-obscure double-glazed door to rear garden. Door to:

Bathroom & W.C.
6'9 x 6'5 (2.06m x 1.96m)
White suite comprising: corner bath, handbasin, and low flush w.c. Double panel radiator. Three UPVC replacement obscure double-glazed windows.

FIRST FLOOR FLAT

Small Landing

Bedroom Two
11'8 x 8'5 (3.56m x 2.57m)
Textured Artex ceiling. UPVC replacement double-glazed window to front elevation. Built-in wardrobe. Single panel radiator. Wood-laminate flooring.

Living Room
14'9 x 10'4 (4.50m x 3.15m)
Textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Wood-laminate flooring. Double panel radiator. Door to Inner Lobby. Door to:

Kitchen
13'8 x 5'9 (4.17m x 1.75m)
Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink, electric oven, and 4-ring gas hob with extractor canopy, Single panel radiator. Built-in storage cupboard. Wood-laminate flooring. Textured Artex ceiling.

Inner Lobby
Textured Artex ceiling.

Bathroom & W.C.
7'2 x 7'0 (2.18m x 2.13m)
White suite comprising: panelled bath, pedestal handbasin, and low flush w.c., 'Ideal' gas fired central heating and hot water boiler. Plumbing for washing machine. Single panel radiator. UPVC replacement obscure double-glazed window to side elevation. Wood-laminate flooring. Textured Artex ceiling.

Bedroom One
11'5 x 9'11 (3.48m x 3.02m)
A dual-aspect room with UPVC replacement double-glazed windows to the side and rear. Built-in wardrobe. Single panel radiator.

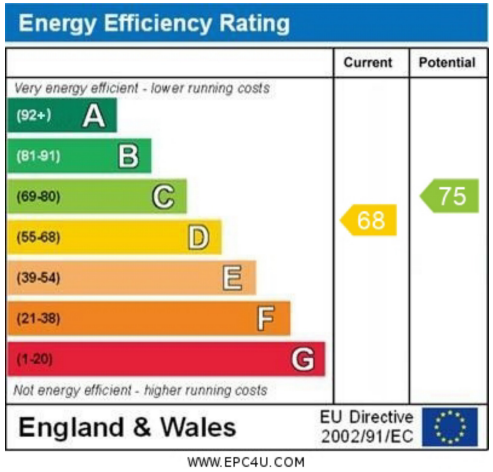
OUTSIDE
FRONT: Shallow, walled forecourt.
REAR: Depth: 20'0 (6.10m) Width: 15'9 (4.80m) Walled patio garden laid to paving and having northerly aspect. Rear pedestrian gate to Manners Lane.
NOTE: other properties with access to Manners Lane benefit from either garaging or car space, it being felt that scope may exist for the creation of off-street parking in the case of No. 83, this being subject to any and all necessary consents.

COUNCIL TAX
Ground Floor Flat: Band A - £1,527.80 per annum (2026-27).
First Floor Flat: Band A - £1,527.80 per annum (2026-27).

EPC
Ground Floor Flat - Energy Rating 'D' (Floor Area 50 sq m approx).
First Floor Flat - Energy Rating 'C' (Floor Area 47 sq m approx).

ADDITIONAL AUCTION COSTS
A Buyer's Premium of £450 + 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).

VIEWING
By appointment with AUCTIONEERS & SOLE AGENTS,
D. M. NESBIT & CO.
(18054/058408)



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