

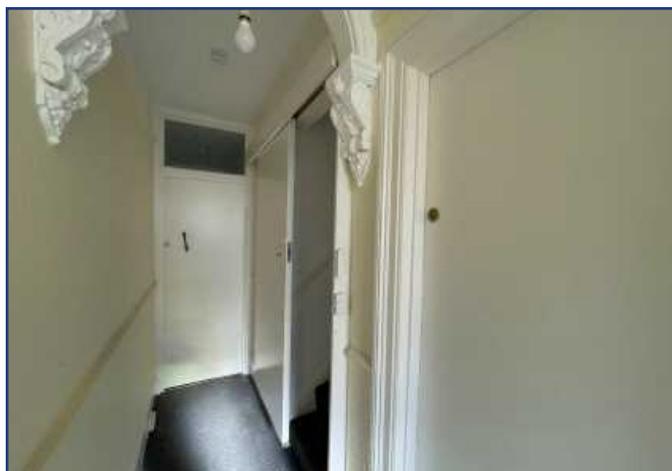


83 Percy Road, Southsea, PO4 0BH

TO BE SOLD BY PUBLIC AUCTION (at a date to be confirmed) UNLESS SOLD PREVIOUSLY.

GUIDE PRICE: £250,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) from investors and owner-occupiers for 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 8.5%. 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 and has been occupied continuously. 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 - £1,453.95 per annum (2025-26).

First Floor Flat: Band A - £1,453.95 per annum (2025-26).

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).

AUCTION PROCESS

This Lot will NOT be offered in the Saleroom. Approaches, inspections & offers are invited from parties who are able and willing to purchase on Auction terms - immediate signature and exchange of contracts, payment of a 10% deposit plus Buyers Premium, and completion 28 days thereafter. Competing bidders will be given the opportunity to re-bid in the event of their offer being exceeded, terms finally being settled with the party lodging the highest offer (assuming acceptable to the Seller) and who meets the Auction rules of engagement.

ADDITIONAL AUCTION COSTS

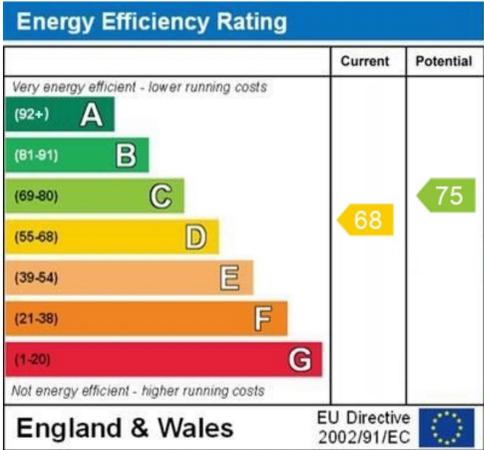
A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the 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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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

