



Nesbits

Established 1921

281 Forton Road, Gosport, PO12 3HD

For auction Guide Price £150,000

281 Forton Road, Gosport, PO12 3HD

TO BE SOLD BY PUBLIC AUCTION

TUESDAY 23rd JUNE (at The Queens Hotel, Southsea) UNLESS SOLD PRIOR

Of interest to investors and builders in particular: now REQUIRING GENERAL MODERNISATION, this VACANT THREE BEDROOM COTTAGE-STYLE PROPERTY benefits from a delightful open aspect, replacement double-glazing, gas fired central heating, and a 45ft southerly garden. The main Forton Road runs between Brockhurst Road and Mumby Road, No. 281 being on the south side a short distance from the junction with Russell Street and directly opposite Forton Recreation Ground and Bowling Club. Some one mile from Gosport Town Centre, this position is convenient to a wide range of public amenities.



This inner-terrace Victorian house is of flat-fronted design with a rendered facade under a modern, tiled roof. It stands behind a shallow forecourt, whilst behind is a generous garden with southerly aspect and rear pedestrian gate. Formerly let, the property will now reward a programme of refurbishment, then being well-suited to owner-occupation or lucrative continued letting, having a projected rental return of around £1,200 p.c.m. (£14,400 p.a.). Full particulars are given as follows:

UPVC and obscure double-glazed front door to:

LOBBY

Electricity meter and circuit breakers. Part-glazed door to:

LIVING ROOM

13'8 x 11'0 (4.17m x 3.35m)

UPVC replacement double-glazed window to front elevation. Double panel radiator. Fireplace with adjacent gas point. Door to:

INNER HALL

Facing staircase to first floor having recess under.

DINING ROOM

10'10 x 8'3 (3.30m x 2.51m)

UPVC replacement double-glazed window to rear elevation. Fireplace with adjacent gas point. Single panel radiator. Cupboard housing gas meter.

KITCHEN

12'2 x 7'10 (3.71m x 2.39m)

Fitted base cupboards, work surfaces, single drainer stainless steel sink unit. Gas cooker point. UPVC replacement double-glazed window to side elevation. Part-glazed door to:

REAR PORCH

Pitched, polycarbonate roof. UPVC and double-glazed door to rear garden; flanking similar window.

BATHROOM & W.C.

7'10 x 5'6 (2.39m x 1.68m)

Panelled bath with independent shower mixer, low flush w.c. Double panel radiator. Cupboard housing 'Vaillant' gas fired central heating and hot water boiler. UPVC replacement double-glazed window to rear elevation. Door from Kitchen.

FIRST FLOOR

SPLIT-LEVEL LANDING

Access to Loft Space.

BEDROOM ONE

13'9 x 11'0 (4.19m x 3.35m)

UPVC replacement double-glazed window to front elevation. Double panel radiator. Built-in and fitted cupboards.

BEDROOM TWO

12'0 x 7'10 (3.66m x 2.39m)

Dual-aspect with UPVC replacement double-glazed windows to side and rear. Single panel radiator. Access to Loft Space.

BEDROOM THREE

9'8 x 8'4 (2.95m x 2.54m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator. Fireplace with cast-iron grate. Built-in cupboard.

OUTSIDE

FRONT: Forecourt with fenced surround.

REAR: Depth: 45'0 (13.72m) Width: 17'0 (5.18m)

Generous garden with southerly aspect, mainly fenced surround, and rear pedestrian gate.

COUNCIL TAX

Band 'B' - £1,823.33 p.a. (2026-27).

EPC

Energy Rating 'E' (Floor Area 80 sq m approx).

VIEWING

By appointment with AUCTIONEERS & SOLE AGENTS,

D. M. NESBIT & CO.

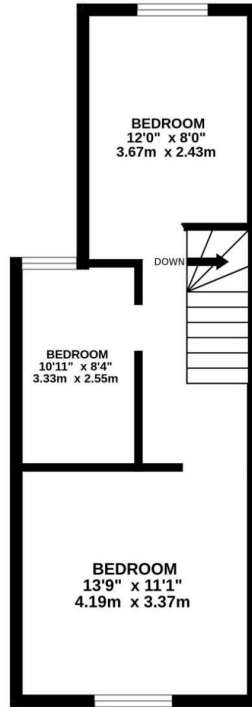
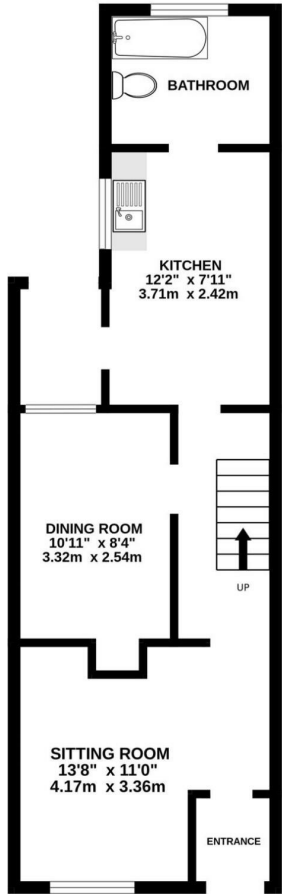
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ADDITIONAL AUCTION COSTS

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).







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

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