



Offers In Excess Of  
**£350,000**  
**48 Trevor Road**  
Southsea, PO4 0LW

INVESTMENT BUYERS! An excellent rental property within the heart of Southsea. Situated along Trevor Road, this mid-terraced HMO property could be let to six individual tenants, or used as a five bedroom residential home, previously generating a monthly income of £3,120. The property is offered with no onward chain providing a great opportunity for someone looking for an investment property. In addition to the six rent-able bedrooms, the property also comprises a lounge, two separate shower rooms plus an additional WC, and a 28ft (approx.) kitchen/dining room. Benefits include double glazing and gas central heating. To the rear of the property you will find an enclosed courtyard garden. Contact our Southsea branch today to arrange your internal viewing!





## **ENTRANCE**

**LOUNGE** 12' 3" x 12' 9" (3.74m x 3.90m)

**BEDROOM** 10' 3" x 9' 10" (3.13m x 3.01m)

## **WC**

**KITCHEN/DINER** 27' 5" x 7' 5" (8.38m x 2.28m)

## **FIRST FLOOR LANDING**

**BEDROOM** 10' 1" x 7' 5" (3.09m x 2.28m)

**BEDROOM** 9' 4" x 9' 6" (2.87m x 2.90m)

**SHOWER ROOM** 4' 0" x 8' 4" (1.22m x 2.56m)

**BEDROOM** 8' 7" x 12' 9" (2.63m x 3.91m)

## **SECOND FLOOR LANDING**

**BEDROOM** 10' 2" x 6' 11" (3.10m x 2.12m)

**SHOWER ROOM** 8' 2" x 8' 9" (2.49m x 2.68m)

**BEDROOM** 9' 10" x 11' 10" (3.02m x 3.63m)

## **GARDEN**





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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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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