



Nesbits

Established 1921

Flat 3, 5 Auckland Road East, Southsea, PO5 2HA

For auction Guide Price £100,000

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TO BE SOLD BY PUBLIC AUCTION on the 20th OCTOBER 2026 at The Queens Hotel, Southsea.

GUIDE PRICE: £100,000+

Of interest to builders and investors in particular, also keen owner-occupiers: enjoying an exceptionally convenient location in the HEART OF SOUTHSEA TOWN CENTRE and minutes only from The Seafront, this TWO BEDROOM FIRST FLOOR CHARACTER APARTMENT holds considerable potential to add value, being IN NEED NOW OF COMPREHENSIVE MODERNISATION. Auckland Road East runs between Palmerston Road and Lennox Road South, parallel to, and immediately behind, Clarence Parade. This position is just a short walk from Southsea Common, The Seafront and Shopping Precinct, with ready access to a wide range of public amenities. Flat 3 is just one of four units (one per floor) within a substantial semi-detached, late-Victorian residence having rendered elevations under a modern tiled roof, the facade featuring a pair of quadruple bay windows. The building stands well back from the road behind a deep forecourt providing residents' car parking on a non-allocated basis.



As stated, the apartment will reward a programme of renovation and refurbishment throughout, upon completion of which it will lend itself to re-sale, owner-occupation, or letting (having a projected rental return of around £1,200 p.c.m.). Full particulars are given as follows:

Steps to arched, recessed PORCH having main front door to:

COMMON HALLWAY

Stairs to upper floors.

FLAT 3

ENTRANCE HALL

Window to rear elevation. Electricity meter.

SHOWER ROOM & W.C.

9'6 x 5'7 (2.90m x 1.70m)

Shower cubicle, pedestal handbasin, low flush w.c. Plumbing for washing machine. Louvre window.

BOX ROOM

9'8 x 5'8 (2.95m x 1.73m)

This room has been partitioned from the adjoining Shower Room. Cupboard housing lagged hot water tank.

KITCHEN

13'3 x 5'0 (4.04m x 1.52m)

Arched sash window to front elevation. Fitted base and wall cupboards, single drainer stainless steel sink unit.

LIVING ROOM

16'11 x 12'9 (5.16m x 3.89m)

Coved ceiling. Splay bay to front elevation having sash windows.

BEDROOM ONE

14'11 x 10'5 (4.55m x 3.18m)

Splay bay to front elevation having sash windows. Night storage radiator. Sliding door to:

BEDROOM TWO

12'4 x 6'8 (3.76m x 2.03m)

Arched sash window to front elevation.

OUTSIDE

FRONT: Deep forecourt providing OFF-STREET PARKING for residents on a non-allocated basis.

GENERAL INFORMATION

TENURE: 125 years leasehold from 30th October 1978 (77 years remaining). The building freehold is owned now by a residents' company (5 Auckland Road Residents Ltd.), but Flat 3 is NOT yet a shareholder.

SERVICE CHARGE: Believed to be levied on an ad hoc basis, but see Legal Pack for details.

GROUND RENT: £70 per annum.

COUNCIL TAX

Band 'B' - £1,782.44 p.a. (2026/27)

EPC

Energy Rating 'E' (Floor Area 65 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18130/064428)

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).







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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