



Nesbits

Established 1921

1 Villiers Road, Southsea, PO5 2HG

For auction Guide Price £370,000 to £390,000

1 Villiers Road, Southsea, PO5 2HG

TO BE SOLD BY PUBLIC AUCTION

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

GUIDE PRICE: £370,000-£390,000

Of interest to owner-occupiers in particular: enjoying a much sought-after position in the very HEART OF SOUTHSEA TOWN CENTRE, this charming, well-presented END-TERRACE 3/4 BEDROOM CHARACTER PROPERTY benefits from delightful gardens, off-street parking, equipped kitchen, en-suite, and gas central heating. It is offered now by motivated sellers at an exceptionally keen guide price. Within a varied and interesting Conservation Area (Owen's Southsea), Villiers Road runs between Palmerston Road and Lennox Road South, moments only from Southsea Town Centre and The Seafront, convenient to a wide range of public amenities, including: leisure and recreation facilities, shops and eateries, main-line stations, various schools, and the many attractions of historic Old Portsmouth.



Recorded as having been built as part of Buckingham Villas in 1853, this attractive cottage-style property features rendered elevations under a pitched, slate roof. It stands behind a generous, enclosed forecourt garden with sunny aspect, whilst to the rear is a walled patio having the significant asset of private off-street parking. Previously available at £450,000, and now priced to sell, this is a rare and desirable opportunity with much to commend it. Full details are given as follows:

Part-glazed outer door to:

PORCH

12'1 x 3'9 (3.68m x 1.14m)

Glazed roof. Tiled floor. Steps up to period inner door having stained-glass lead-light panels, through to:

ENTRANCE HALL

Stairs to upper and lower floors having railed balustrade. Double panel radiator.

LIVING ROOM

13'3 x 11'9 (4.04m x 3.58m)

Coved ceiling. Tall casement window to front elevation, the upper part with 'sunburst' lead-light glazing. Period-style fire surround, the cast-iron grate having inset decorative tiles. Double panel radiator. Built-in storage cupboard with shelves above. Wide, arched opening to:

KITCHEN

13'1 x 9'0 (3.99m x 2.74m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround,





1½ bowl stainless steel inset sink with mixer tap, fan-assisted electric oven, 4-ring gas hob with extractor canopy, 'fridge/freezer and dishwasher. Double panel radiator. Casement window to rear elevation. Exposed floorboards. 6 recessed ceiling spotlights. Part-glazed door from Hall.

LOWER HALL

UPVC and obscure double-glazed door to rear garden.

CLOAKS/UTILITY ROOM & W.C.

Contemporary white suite comprising: handbasin and low flush w.c. Plumbing for washing machine. 'Ideal' gas fired central heating and hot water boiler. Extractor. Obscure double-glazed window. Tiled floor. Two recessed ceiling spotlights.

LOWER GROUND FLOOR

HALLWAY

Storage cupboard with gas and electricity meters plus circuit breakers. Built-in cupboard



under stairs.

BEDROOM THREE

12'3 x 11'8 (3.73m x 3.56m)

UPVC replacement double-glazed window to front elevation. Built-in cupboard. Double panel radiator.

RECEPTION/BEDROOM

12'1 x 9'4 (3.68m x 2.84m)

UPVC replacement double-glazed window to rear elevation. Built-in cupboard. Double panel radiator.

UPPER HALF LANDING

Feature lead-light stained-glass window to rear elevation.

MAIN FIRST FLOOR

LANDING

Double panel radiator.

BATHROOM & W.C.

9'2 x 5'7 (2.79m x 1.70m)

Contemporary white suite comprising:



pedestal handbasin with mixer tap, low flush w.c., and panelled bath with mixer tap and shower attachment. Double panel radiator. Extractor. 5 recessed ceiling spotlights.

PRINCIPAL BEDROOM

13'3 x 11'10 (4.04m x 3.61m)

Splay bay window to front elevation. Double panel radiator. Fitted wardrobe unit with drawers and mirrors.

STUDY, ETC.

9'1 x 6'6 (2.77m x 1.98m)

Casement window to rear elevation. Double panel radiator.

TOP (2nd) FLOOR

GUEST BEDROOM SUITE

13'7 x 13'2 (4.14m x 4.01m)

(measurements include en-suite) Access to Loft Space. UPVC replacement obscure double-glazed window to side elevation; roof window to rear slope. Double panel radiator. Built-in shelves. Door to:



EN-SUITE SHOWER & W.C.

Contemporary white suite comprising: pedestal handbasin with mixer tap, low flush w.c., and tiled shower cubicle. Double panel radiator. Extractor. Two recessed ceiling spotlights.

OUTSIDE

FRONT: Depth: 34'0 (10.36m) Width: 13'7 (4.14m) Generous and sunny enclosed forecourt garden with walled and fenced surround; laid to lawn with paved path and planted beds.

REAR: Depth: 17'10 (5.44m) Width: 18'6 (5.64m) Enclosed patio garden with walled surround; laid to brick and paving with raised bed. Water tap. Automatic roller-shutter vehicular door giving access to CAR HARDSTAND.

COUNCIL TAX

Band 'D' - £2,291.71 p.a. (2026/27)

EPC

Energy Rating 'D' (Floor Area 125 sq m approx).

VIEWING

By appointment with SOLE AGENTS & AUCTIONEERS,
D. M. NESBIT & CO.
(18081/059419)

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

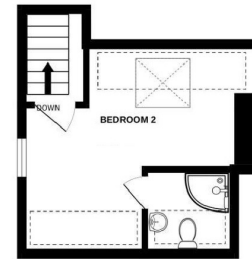




1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



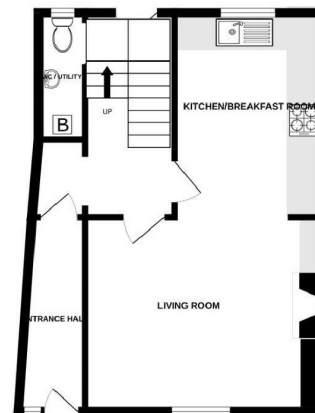
2ND FLOOR
179 sq.ft. (16.7 sq.m.) approx.



LOWER GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

