



**Nesbits**

Established 1921

**19 St George's Road, Southsea, PO4 9PL**  
**For auction Guide Price £200,000 to £220,000**

## 19 St George's Road, Southsea, PO4 9PL

OFFERS INVITED PRIOR TO AUCTION

GUIDE PRICE: £200,000-£220,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms), from builders and investors in particular, for this SPACIOUS TWO (POTENTIALLY THREE) BEDROOM HOUSE exceptionally well-situated close to The Seafront; now requiring GENERAL MODERNISATION and holding considerable potential. St George's Road connects Cromwell Road with Eastney Esplanade, a short stroll from Southsea's open beach and Seafront recreation, and a popular residential location enjoying ready access to a wide range of public amenities - local shops and eateries, various schools, main-line station, St Mary's Hospital, and Southsea Town Centre all being within a radius of some one mile only. Having a southerly aspect towards the prestigious Marine Court private Estate, this inner-terrace, flat-fronted property features rendered elevations under a modern, tiled roof. To the rear is an enclosed patio garden with useful shed/workshop.



The subject of past alteration and up-grading (gas central heating, partial double-glazing, etc.), the house will reward a fresh programme of refurbishment, now offering much scope to add value, particularly through re-instating the original third bedroom and creating a family home ideal for owner-occupation or lucrative letting (projected return £1,500 p.c.m.). Full particulars are given as follows and early enquiry is advised:

UPVC front door to:

#### **LOBBY**

Multi-pane, glazed inner door to:

#### **LIVING ROOM**

13'0 x 11'9 (3.96m x 3.58m)

Textured Artex ceiling. UPVC replacement double-glazed window to front elevation. Double panel radiator. Door from Inner Hall. Pair of part-glazed dividing doors to:

#### **DINING ROOM**

11'9 x 9'10 (3.58m x 3.00m)

Textured Artex ceiling. Double panel radiator. Obscure-glass window to Inner Hall. Pair of French doors to:

#### **REAR PORCH**

With glazed door to garden.

#### **INNER HALL**

Artex ceiling. Stairs to first floor. Single panel radiator.

#### **CLOAKROOM & W.C.**

5'1 x 4'0 (1.55m x 1.22m)

Coloured suite comprising: low flush w.c. and corner handbasin. Single panel radiator. Obscure-glass window to side elevation. Built-in cupboard under stairs.

#### **UTILITY ROOM**

5'5 x 5'0 (1.65m x 1.52m)

Window to side elevation. Plumbing for washing machine. NOTE: It is felt that scope exists for the existing Cloakroom and Utility Room to be combined and to afford a ground floor Bathroom & W.C., thus allowing the house to be returned to its original 3 Bedrooms. Work would be subject to the necessary consents.

#### **KITCHEN**

13'11 x 7'5 (4.24m x 2.26m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit, electric oven and 4-ring electric hob with extractor canopy. Double panel radiator. Window to side elevation. Pair of UPVC and double-glazed French doors to garden.

#### **FIRST FLOOR**

#### **LANDING**

Access to Loft Space. Obscure-glass window to side elevation. Single panel radiator.

#### **BEDROOM ONE**

13'0 x 11'9 (3.96m x 3.58m)

Textured Artex ceiling. UPVC replacement double-glazed window to front elevation.

#### **BEDROOM TWO**

11'11 x 9'10 (3.63m x 3.00m)

Textured Artex ceiling. Window to rear elevation. Double panel radiator.

#### **BATHROOM & W.C.**

10'1 x 8'3 (3.07m x 2.51m)

(the original 3rd Bedroom). Grey suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Double panel radiator. Cupboard housing "Vaillant" gas fired central heating and hot water boiler. Window to rear elevation. Textured Artex ceiling.

#### **OUTSIDE**

REAR: Enclosed patio garden, 13'9 x 9'3 (4.19m x 2.82m), with side recess. Full-width SHED/WORKSHOP, 13'0 x 9'9 (3.96m x 2.97m), removal of which would virtually double the outside space.

#### **EPC**

Energy Rating 'D' (Floor Area 89 sq m approx.)

#### **COUNCIL TAX**

Band 'C' - £1,938.59 per annum (2025-26)

#### **VIEWING**

By appointment with Auctioneers & Sole Agents, D. M. NESBIT & CO. (17992/052389)

#### **AUCTION PROCESS**

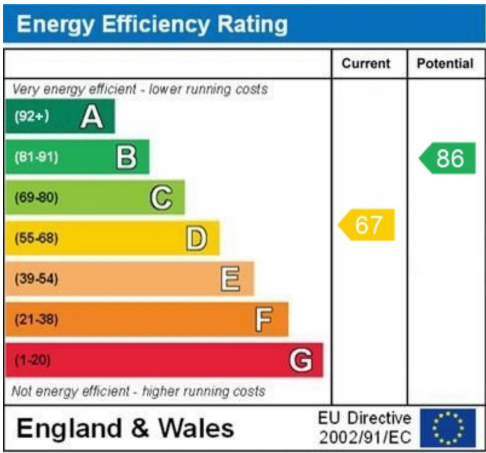
This Lot will NOT be offered in the Saleroom. Approaches, inspections & offers are invited from parties who are able and willing to purchase on Auction terms - immediate signature and exchange of contracts, payment of a 10% deposit plus Buyers Premium, and completion 28 days thereafter. Competing bidders 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, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid 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).







WWW.EPC4U.COM

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](http://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

