



Nesbits

Established 1921

15 Rockleigh Road, Bassett, Southampton, SO16 7AQ

For auction Guide Price £350,000

15 Rockleigh Road, Bassett, Southampton, SO16 7AQ

TO BE SOLD BY PUBLIC AUCTION (date to be confirmed) UNLESS SOLD PREVIOUSLY.

GUIDE PRICE: £350,000.

We invite immediate CASH OFFERS (on strict Auction terms) from builders, investors and keen owner-occupiers for this well-situated speculative opportunity with considerable potential: NOW REQUIRING GENERAL MODERNISATION, this THREE BEDROOM SEMI-DETACHED CHARACTER HOUSE stands upon a generous "double plot" of some 0.14 acre within which historic planning consent has been granted for an ADDITIONAL DETACHED HOUSE AND GARAGE.

Conveniently, yet quietly, situated off Hill Lane, Rockleigh Road lies parallel to the A35 Winchester Road, a short distance from Southampton Common and within comfortable reach of a wide range of public amenities, including: Southampton General Hospital, Sports Centre, golf course, University, schools and local shops. A late-Victorian family house, No. 15 itself has brick elevations under a modern tiled roof, the facade incorporating single splay bay window, the entrance being to the side. It occupies a large plot, approximately 139ft by 45ft, with rear access to a detached garage having adjacent off-street parking.



PLANNING, ETC: as well as scope for significant extension to the existing house, it is felt that wider scope exists for an additional dwelling to the side. Consent for such development (a detached house with garage) was granted in September 1973, but has, of course, lapsed. The property is offered now "as is", it being for potential bidders to satisfy themselves, through enquiry of Southampton City Council, as to their own ideas and proposals. A rare opportunity with much to offer by way of added value. Full particulars are given as follows:

CHARMING PORCH

To the side of the house, having Art Nouveau pierced woodwork under a pitched and tiled roof; part-glazed front door to:

'L'-SHAPED ENTRANCE HALL

Staircase to first floor having turned-wood balustrade together with cupboard under housing electricity meter and circuit breakers. Gas meter. Double panel radiator.

LIVING ROOM

13'10 x 13'7 (4.22m x 4.14m)

Coved ceiling. Splay bay to front elevation having sash windows and secondary double-glazing. Tiled fireplace. Double panel radiator.





BATH/SHOWER ROOM & W.C.

10'11 x 5'10 (3.33m x 1.78m)

White suite comprising: panelled bath, pedestal handbasin, low flush w.c., and shower cubicle. Double panel radiator. UPVC replacement obscure double-glazed window to side elevation.

DINING ROOM

15'3 x 10'5 (4.65m x 3.18m)

Multi-pane glazed door to garden. UPVC replacement double-glazed window to side elevation. Tiled fireplace. Single panel radiator. Door to:

DUAL-ASPECT KITCHEN

13'4 x 10'5 (4.06m x 3.18m)

Fitted base cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit. Plumbing for washing machine. Gas cooker point. Cupboard housing 'Worcester' gas fired central



heating and hot water boiler. Double panel radiator. Part-glazed side entrance door. UPVC replacement double-glazed picture window to side elevation; pair of UPVC and double-glazed French doors to garden.

FIRST FLOOR

LANDING

Access to Loft Space. UPVC replacement double-glazed window to side elevation. Double panel radiator.

BEDROOM ONE

13'10 x 10'10 (4.22m x 3.30m)

Sash window to front elevation. Art Nouveau cast-iron fireplace. Built-in wardrobe. Double panel radiator.

BEDROOM TWO

11'0 x 10'0 (3.35m x 3.05m)

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



BEDROOM THREE

12'3 x 10'5 (3.73m x 3.18m)

UPVC replacement double-glazed window to side elevation. Art Nouveau cast-iron fireplace. Double panel radiator.

OUTSIDE

The house stands upon a large, "double-width" plot, having a frontage of around 45ft (13.72m) and an overall depth of around 139ft (42.37m). To the rear, with access via a shared vehicular way, is a

MODERN DETACHED GARAGE

23'0 x 13'0 (7.01m x 3.96m)

Up-and-over door.

OFF-STREET PARKING

For 2/3 vehicles.

COUNCIL TAX

Band 'D' - £2,266.44 per annum (2025-26)
- Southampton City Council.



EPC

Energy Rating 'tbc' (Floor Area ... sq m approx).

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.

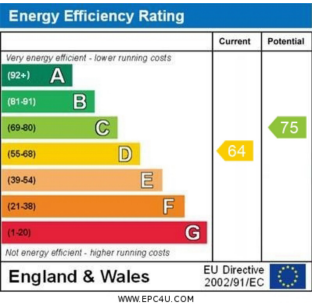
ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the

Auctioneers. 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).

VIEWING

Inspection will be available on dedicated viewing days ONLY.
Please contact the Auctioneers for more information.
(18007/057410)







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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

