

FOR SALE



Taswell Road, Southsea
Starting Bid £325,000


MARTIN & CO

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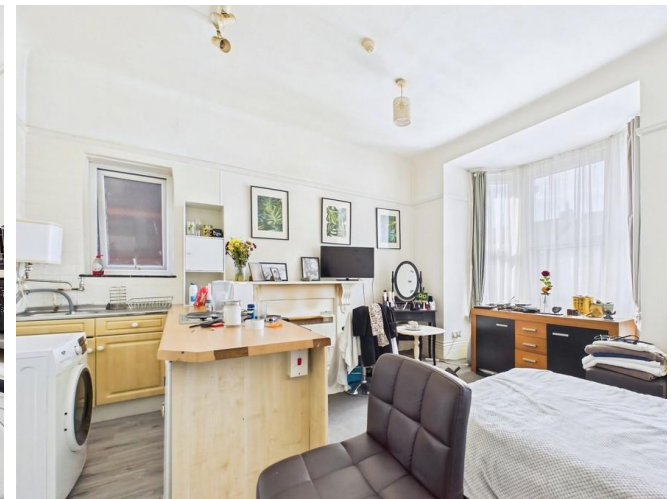
- Six bedsits each with individual kitchenettes
- Self-contained one-bedroom apartment to the rear
- Two shower rooms and two separate WC facilities within the main building
- Offered for sale by the Method of Modern Auction (T&C's Apply)

An exciting opportunity to acquire this substantial semi-detached property, offered for sale by the Method of Modern Auction, situated in the highly sought-after location of Taswell Road, Southsea.

The property comprises six individual bedsits, each with its own kitchenette, along with a self-contained one-bedroom apartment located to the rear.

The property is currently arranged as six individual bedsits, each with its own kitchenette, along with a separate self-contained one-bedroom apartment. The main building further benefits from two shower rooms and two separate toilet facilities. This versatile layout presents a unique opportunity for investors seeking a potential income-generating asset (subject to the necessary licensing and planning permissions).

Externally, the property benefits from a rear garden, offering additional space and further scope for enhancement.



Requiring complete refurbishment and modernisation throughout, the property offers excellent potential to be transformed into a high-yield investment or alternatively restored to an impressive and substantial family home in a prime Southsea location.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

AUCTIONEERS COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non- Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.