



**Worthing Road, Southsea PO5 2RH**





**welcome to**

## **Worthing Road, Southsea**

Fox & Sons Southsea welcome this charming property in the heart of southsea which offers a unique blend of potential and versatility. A rare opportunity to own a property that combines both residential and investment potential. This is a must-see property, to view call us today to book your viewing!



Fox & Sons Southsea are delighted to bring to the market this charming property in the heart of southsea which offers a unique blend of potential and versatility. The property has been used as a home with income, with five hall floor flats. It is broken in eight divisions at this moment, with two owners occupying flats which were not rented, and one flat in need of conversion. The planning permission has the opportunity for up to eleven units of occupation. It currently holds an HMO license, which presents as an ideal opportunity for investors or those looking to generate rental income. However, with its spacious layout, it could also be easily converted into a luxury family home in an affluent area or private residence, which is a lovely quiet residential area.

This property is full of character, it features period details that add to its appeal, making it a perfect blend of practicality and charm. Located in the vibrant heart of Southsea, you are just moments away from the local amenities of Palmerston Road, with a short walk to the esplanade gardens, pier, seafront and everything this sought-after area has to offer. The shopping area of Gunwharf is a short bus ride away or a lively 20-minute walk. Further, it is within quick access of Albert Road, Marmion Road, Clarendon Road, for restaurants and recreational facilities. The property, likewise, is surrounded by a fair size garden area that is laid to lawn, that has its own potential as co-joins 3 & 5.

## Ground Floor

### Front Door

### Porch

### Entrance Hall

### Cellar

38' 5" x 7' ( 11.71m x 2.13m )

### Lounge

15' x 13' 11" ( 4.57m x 4.24m )

### Bedroom

15' 1" x 12' 11" ( 4.60m x 3.94m )

### Conservatory

7' 8" x 9' 5" ( 2.34m x 2.87m )

### Bathroom

### Dining Room

10' 5" x 13' 2" ( 3.17m x 4.01m )

### Kitchen

10' 7" x 9' 4" ( 3.23m x 2.84m )

### Wash Room

6' 6" x 17' 7" ( 1.98m x 5.36m )

### Bathroom

### Bedroom

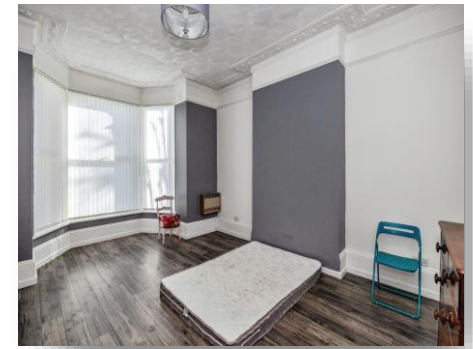
10' 7" x 6' 7" ( 3.23m x 2.01m )

### Kitchen

10' 4" x 9' 4" ( 3.15m x 2.84m )

### Bedroom

10' 5" x 13' 2" ( 3.17m x 4.01m )



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## welcome to Worthing Road, Southsea

- FANTASTIC POTENTIAL
- CLOSE TO LOCAL AMENITIES
- MUST SEE PROPERTY
- HEART OF SOUTHSEA
- 

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £1,200,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SOS105776 - 0007

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fox & sons



**023 9229 3100**



[Southsea@fox-and-sons.co.uk](mailto:Southsea@fox-and-sons.co.uk)



65 Osborne Road, SOUTHSEA, Hampshire, PO5  
3LS



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