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32 Battenburg Avenue

Hilsea, Portsmouth, PO2 0SH

Offers invited £274,995

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A FANTASTIC RENOVATION OPPORTUNITY – SEMI-DETACHED HOME – HUGE POTENTIAL – TWO RECEPTION ROOMS – VACANT POSSESSION – NO ONWARD CHAIN

Calling all savvy home-buyers and investors looking for an exciting renovation project! Situated in Battenburg Avenue, on the borders of Hilsea and Copnor, this semi-detached property presents a fantastic opportunity for somebody with the vision, creativity and enthusiasm to transform a tired house into a beautiful home.

Requiring complete renovation and modernisation throughout, this is certainly not a property for the faint-hearted! However, for those willing to roll up their sleeves and undertake a refurbishment, the potential here is considerable. With two reception rooms, an existing rear extension and an original garage, the property offers an exciting blank canvas from which to create something special.

Stepping inside, the ground floor accommodation currently comprises three separate reception rooms, providing a traditional layout which could either be retained or reconfigured to suit a more contemporary style of living. Both rooms offer the opportunity to be completely transformed, whether that's creating a cosy lounge to the front of the house and a separate dining room, or exploring a more open-plan arrangement.

Perhaps the most exciting opportunity lies towards the rear of the property, where an existing extension has fallen into a particularly poor state of repair and requires attention. Rather than simply refurbishing what is already there, prospective purchasers may wish to explore the possibility of completely rebuilding and redesigning this area, subject to any necessary planning permissions and building regulations.

Imagine a stunning, open-plan kitchen, dining and family space stretching across the rear of the house, complete with contemporary kitchen units, a central island and large glazed doors opening onto the garden. With the right investment and design, this neglected part of the property could become the real heart of the home, creating the sociable, modern living accommodation that is so highly sought after by today's buyers.

Being semi-detached, the property also benefits from a narrow shared driveway or accessway running alongside the house, leading towards an original garage. It is important to highlight that we do not believe the width of this access is sufficient to accommodate most modern vehicles, and purchasers should therefore not assume that vehicular access to the garage is possible. Nevertheless, the garage itself could provide useful storage space or potential for alternative uses, subject to the necessary consents.

The property occupies an established residential position within Battenburg Avenue, conveniently located for local amenities, transport connections and access to both Portsmouth and the surrounding areas. Its position on the Hilsea and Copnor borders makes it an appealing location for buyers looking to put down roots in this part of the city.

Offered for sale with vacant possession and no

onward chain, the property is ready for its next chapter.

This is a genuine project property, requiring significant expenditure, careful planning and a comprehensive programme of works. However, for the right purchaser, it represents an exciting opportunity to breathe new life into a neglected home and create something entirely their own.

A property packed with potential, just waiting for somebody to unlock it!









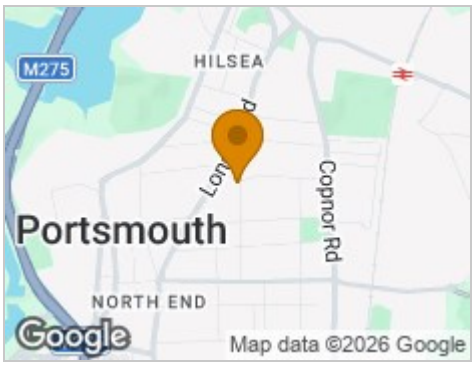
Road Map



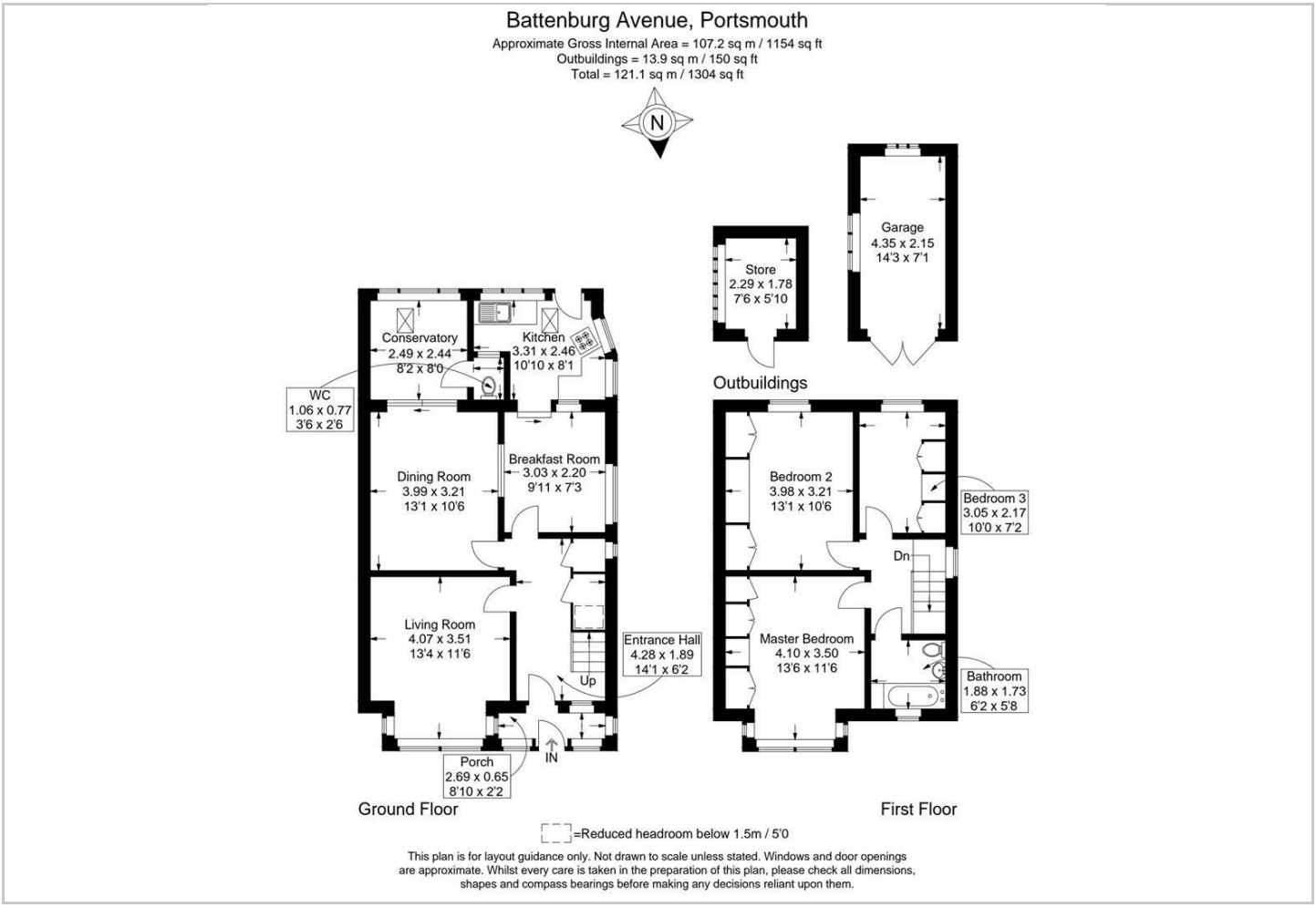
Hybrid Map



Terrain Map



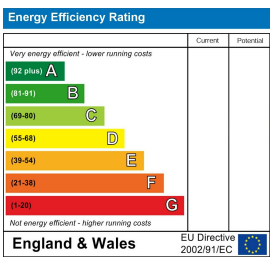
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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