



Nesbits

Established 1921

5 Exeter Road, Southsea, PO4 9PZ

For auction Guide Price £370,000 to £390,000

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TO BE SOLD BY PUBLIC AUCTION on the 20th OCTOBER 2026 at The Queens Hotel, Southsea.

GUIDE PRICE: £370,000-£390,000

Of particular interest to investors and builders: the well-situated and spacious character property arranged as a TWO BEDROOM GROUND FLOOR FLAT together with a FIVE BEDROOM UPPER MAISONETTE; now VACANT and offering considerable potential, including continued letting, with a projected rental return of around £36,000 per annum (equivalent to a gross yield of 9.5%). Exeter Road runs Highland Road to Festing Grove, a pleasant and sought-after residential address convenient to a wide range of public amenities, including Southsea Seafront, local shops and eateries, recreation facilities, and various schools. This attractive, inner-terrace, late-Victorian former family house has brick elevations under a modern tiled roof, the facade incorporating recessed porch and double splay bay window. It stands behind a shallow forecourt, whilst to the rear is a walled courtyard garden with easterly aspect.



HISTORY & PLANNING: The property was acquired by the seller in 2004, being arranged then as two informal units (NO PLANNING CONSENT, but recorded as divided). Until recently, the Ground Floor Flat has been Let at £1,200 p.c.m., the upper Maisonette at £1,800 p.c.m., the latter appearing on Portsmouth City Council's 2017 database of HMOs.

Full particulars are given as follows:

Main front door to:

PORCH

Quarry-tiled floor. Inner door to:

COMMON HALL

Single panel radiator. Stairs to Upper Maisonette. Door to:

GROUND FLOOR FLAT

Entrance Hall

Single panel radiator. Door under stairs giving access to Cellar.

Living Room

16'10 x 11'5 (5.13m x 3.48m)

Splay bay window to front elevation having UPVC replacement double-glazing. Coved ceiling with period rose. Double panel radiator.

Bedroom One

14'3 x 9'1 (4.34m x 2.77m)

Double panel radiator. Pair of UPVC replacement double-glazed French doors to rear garden.

Shower & W.C.

White low flush w.c. and pedestal handbasin, shower recess. UPVC replacement obscure double-glazed window.

Kitchen

8'0 x 6'1 (2.44m x 1.85m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine. Recess for 'fridge/freezer. Single panel radiator. UPVC replacement double-glazed window to side elevation, similar door to garden.

Bedroom Two

13'9 x 9'2 (4.19m x 2.79m)

Rear splay bay window with UPVC replacement double-glazing. Single panel radiator. Cupboard housing 'Ideal' gas fired central heating and hot water boiler.

UPPER MAISONETTE

Rear Half Landing

Shower & W.C.

6'9 x 6'1 (2.06m x 1.85m)

White low flush w.c. and pedestal handbasin, shower cubicle. Single panel radiator. Two UPVC replacement obscure double-glazed windows.

Bathroom & W.C.

8'3 x 6'2 (2.51m x 1.88m)

White suite comprising: panelled bath, pedestal handbasin, and low flush w.c. Single panel radiator. UPVC replacement obscure double-glazed window.

Bedroom One

12'3 x 9'3 (3.73m x 2.82m)

UPVC replacement double-glazed window to rear elevation; oriel window to side elevation, also having UPVC replacement double-glazing. Single panel radiator. Cupboard housing 'Ideal' gas fired central heating and hot water boiler.

MAIN FIRST FLOOR

LANDING

Single panel radiator.

Bedroom Two

13'11 x 9'11 (4.24m x 3.02m)

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

Bedroom Three

16'11 x 7'8 (5.16m x 2.34m)

Splay bay window to front elevation having UPVC replacement double-glazing. Single panel radiator.

Bedroom Four

10'6 x 6'11 (3.20m x 2.11m)

UPVC replacement double-glazed window to front elevation. Single panel radiator.

Upper Half Landing

Bedroom Five

13'0 x 9'1 (3.96m x 2.77m)

Two UPVC replacement double-glazed windows to side elevation. Single panel radiator.

Loft Living Room/Kitchen

15'2 x 14'9 (4.62m x 4.50m)

Double-glazed roof window to rear slope. Access to eaves storage. Double panel radiator. Incorporating Kitchen Area fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy.

OUTSIDE

FRONT: Shallow forecourt.

REAR: 15'6 x 10'10 (4.72m x 3.30m) plus 30'0 (9.14m) recess. 'L'-shaped courtyard garden with walled surround and easterly aspect.

COUNCIL TAX

Ground Floor Flat: Band 'A' - £1,527.80 p.a. (2026-27).

Upper Maisonette: Band 'A' - £1,527.80 p.a. (2026-27).

EPC

Ground Floor Flat: Energy Rating 'D' (Floor Area 52 sq m approx).

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

VIEWING

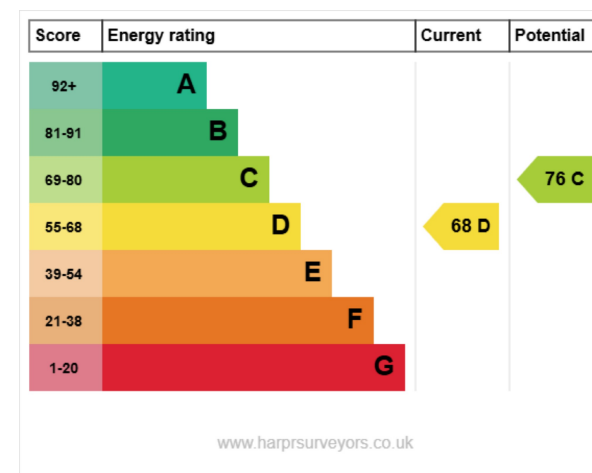
By appointment with SOLE AGENTS & AUCTIONEERS, D. M. NESBIT & CO. (18120/064420)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £600 + 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).







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