



Nesbits

Established 1921

40 St Augustine Road, Southsea, PO4 9AD
For auction Guide Price £220,000 to £230,000

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TO BE SOLD BY PUBLIC AUCTION

11 am TUESDAY 25th AUGUST (at The Queens Hotel)

GUIDE PRICE: £220,000-£230,000

Of particular interest to investors, builders, and keen owner-occupiers: a former 4-person HMO, this well-situated VACANT 3 DOUBLE BEDROOM PROPERTY benefits from equipped kitchen, replacement double-glazing and gas central heating; now very keenly guided to reflect the NEED FOR SOME REFURBISHMENT. St Augustine Road runs between Highland Road and Devonshire Avenue, No. 40 being at the southern end, some half a mile only from Southsea Seafront and convenient to a wide range of public amenities. This inner-terrace, late-Victorian family house has brick and rendered elevations under a replacement tiled roof, the facade incorporating recessed porch and splay bay window. It stands behind a shallow forecourt, whilst to the rear is a walled patio garden with easterly aspect.



Showing in Portsmouth City Council's 2017 database as an HMO, the property has been let until recently at £2,578 p.c.m. It should be noted that it does not yet hold C3/C4 planning approval. With good potential, either as a lucrative investment or as a family home, this is an appealing opportunity. Full details are as follows:

RECESSED PORCH

With composite front door to:

LIVING ROOM

13'3 x 13'1 (4.04m x 3.99m)

Incorporating the former hall. Coved ceiling with 5 recessed spotlights. Splay bay window to front elevation having UPVC replacement double-glazing. Wood-laminate flooring. Single panel radiator. Doorway to:

INNER HALL

Coved ceiling with 2 recessed spotlights together with feature arch. Wood-laminate flooring. Stairs to first floor having built-in storage cupboard under. UPVC and double-glazed door to rear garden.

DINING ROOM

10'7 x 9'11 (3.23m x 3.02m)

Coved ceiling. One wall in natural brick. UPVC replacement double-glazed window to rear elevation. Built-in storage cupboard. Contemporary vertical radiator.

KITCHEN

11'0 x 8'5 (3.35m x 2.57m)

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 integrated extractor. Plumbing for washing machine. 'Glow-worm' gas fired central heating and hot water boiler. UPVC replacement double-glazed window to side elevation. Door to:

BATH/SHOWER ROOM & W.C.

8'6 x 7'10 (2.59m x 2.39m)

Contemporary white suite comprising: panelled bath with side-mounted mixer, rectangular handbasin with mixer tap plus drawers under, shower cubicle, and low flush w.c. with concealed cistern. Vertical towel rail/radiator. Tiled walls. UPVC replacement obscure double-glazed window to side elevation. 6 recessed ceiling spotlights.

FIRST FLOOR

LANDING

Textured Artex ceiling with access to LOFT SPACE. Sash window to side elevation.

BEDROOM ONE

13'2 x 12'0 (4.01m x 3.66m)

Coved ceiling. Pair of UPVC replacement double-glazed windows to front elevation. Single panel radiator.

BEDROOM TWO

10'7 x 10'0 (3.23m x 3.05m)

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

BEDROOM THREE

11'3 x 8'6 (3.43m x 2.59m)

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

OUTSIDE

FRONT: Shallow forecourt.

REAR: Depth: 17'5 (5.31m) Width: 13'8 (4.17m) Walled patio garden with easterly aspect; laid to paving.

COUNCIL TAX

Band 'B' - £1,782.44 per annum (2026-27).

EPC

Energy Rating 'C' (Floor Area 91 sq m approx).

VIEWING

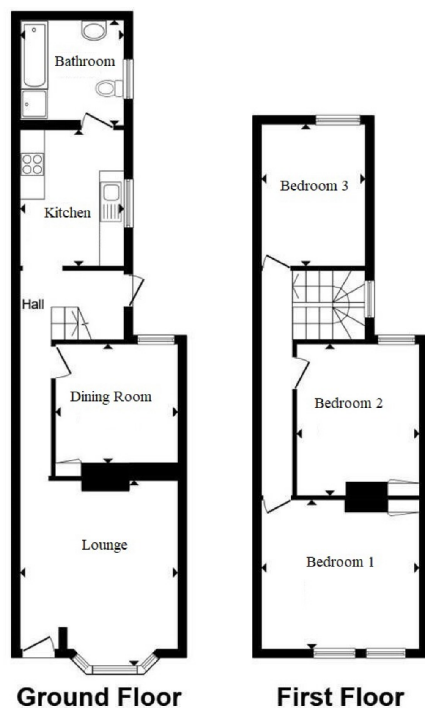
By appointment with SOLE AGENTS & AUCTIONEERS,
D. M. NESBIT & CO.
(18062/058416)

AUCTION ADDITIONAL 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).







Total floor area 92.5 m² (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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