

Nesbits

Established 1921

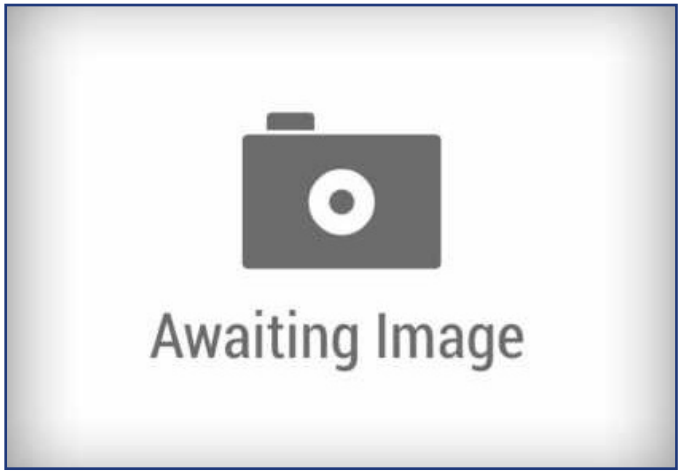
12 Henderson Road, Southsea, PO4 9JG

For auction Guide Price £175,000 to £180,000

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TO BE SOLD BY PUBLIC AUCTION on the 20th OCTOBER 2026 at The Queens Hotel, Southsea.
GUIDE PRICE: £175,000-£180,000
Of interest to builders and investors in particular: well-situated close to The Seafront, the THREE BEDROOM TERRACED HOUSE benefitting from 45ft southerly garden, through lounge, replacement double-glazing and central heating; NOW REQUIRING GENERAL REFURBISHMENT and holding considerable potential. Henderson Road runs from Highland Road/Eastney Esplanade, No. 12 being on the south side just a short distance from the western end. Less than half a mile from The Seafront and open beach, this is a pleasant and popular residential address enjoying ready access to Southsea's wide-ranging public amenities. This inner-terrace family house has brick elevations under a modern tiled roof. It is of flat-fronted design behind a deep forecourt, whilst to the rear is a generous and sunny garden.







Likely modernised during the 1980s, including a ground floor bathroom extension, the house is in need now of a fresh programme of refurbishment throughout, upon completion of which then lending itself well to re-sale or lucrative letting (having a projected rental return of some £1,500 p.c.m.). Full details are as follows:

UPVC and obscure double-glazed front door to:

LOBBY
Inner door to:

THROUGH LOUNGE/DINING ROOM
21'6 x 13'2 (6.55m x 4.01m)
Coved, textured Artex ceiling. UPVC replacement double-glazed windows to front and rear elevations. Radiator. Through to:

INNER HALL
Stairs to first floor.

WARNING
The staircase is in poor repair, with damaged treads. Care should be taken when viewing. No liability for injury will be accepted by the Vendors or Auctioneers.

KITCHEN
10'2 x 7'11 (3.10m x 2.41m)
Base and wall cupboards, sink unit. 'Alpha' gas fired central heating boiler. Radiator. UPVC replacement double-glazed window to side elevation.

BATHROOM & W.C.
Bath, handbasin, low flush w.c. Obscure-glass window.

FIRST FLOOR

LANDING
Window to side elevation. Access to Loft Space.

BEDROOM ONE
13'2 x 10'5 (4.01m x 3.18m)
UPVC replacement double-glazed window to rear elevation. Radiator.

BEDROOM TWO
10'6 x 10'5 (3.20m x 3.18m)
UPVC replacement double-glazed window to rear elevation. Radiator.

BEDROOM THREE
10'4 x 7'11 (3.15m x 2.41m)
UPVC replacement double-glazed window to rear elevation. Radiator.

OUTSIDE
FRONT: Deep forecourt with walled surround.
REAR: Depth: 45'0 (13.72m) Generous garden having walled surround and sunny, southerly aspect.

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

EPC
Energy Rating 'C' (Floor Area 80 sq m approx).

VIEWING
By appointment with AUCTIONEERS and SOLE AGENTS,
D. M. NESBIT & CO.
(18146/064432)

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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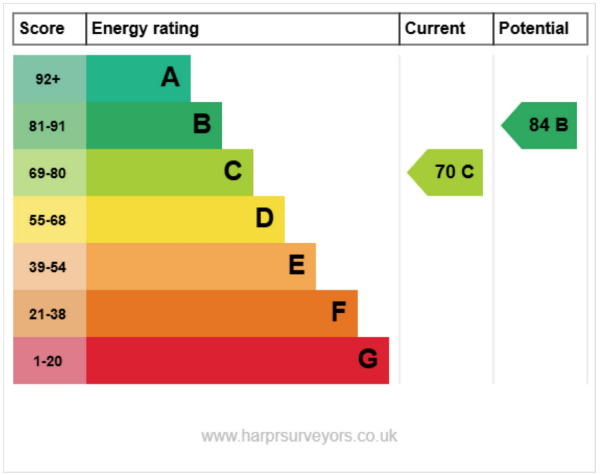

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