



## 28a Nelson Road, Southsea, PO5 2AS

TO BE SOLD BY PUBLIC AUCTION

TUESDAY 23rd JUNE (at The Queens Hotel, Southsea) UNLESS SOLD PRIOR

GUIDE PRICE: £80,000-£85,000

Of interest to investors, builders and keen owner-occupiers; enjoying a sought-after CENTRAL SOUTHSEA location, this ONE BEDROOM TOP FLOOR FLAT has a potential rental return of around £850 p.c.m.; it now REQUIRES GENERAL MODERNISATION. Within a pleasant and popular Conservation Area (Owen's Southsea), Nelson Road winds between Grove Road South and Victoria Road South, minutes only from Palmerston Road Shopping Precinct, some half a mile from Southsea Common and The Seafront, and convenient to a wide range of public amenities, including: shops and eateries, bus services, main-line stations, various schools, Portsmouth University campus, and the many attractions of historic Old Portsmouth. The apartment forms part of a substantial, four-storey, late-Victorian building having brick and rendered elevations under a modern tiled roof, the facade incorporating recessed porch and triple bay window.



Let until recently on a long-term Tenancy; it is now VACANT and stands in need of refurbishment throughout. With potential for a lucrative rental yield, post-renovation, it presents as a modestly priced addition to any investment portfolio. Full details are given as follows:

Steps up to:

### **RECESSED PORCH**

With part-glazed main front door to:

### **COMMON HALL**

Staircase for upper floors.

### **28a**

Private front door at lower half landing level and stairs beyond to:

### **TOP (2nd) FLOOR**

#### **LANDING**

Access to Loft Space.

#### **LIVING ROOM**

16'0 x 12'2 (4.88m x 3.71m)

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

#### **KITCHEN**

6'6 x 5'10 (1.98m x 1.78m)

Worktop with inset sink. Arched

doorway from Hall.

#### **BEDROOM**

12'3 x 8'9 (3.73m x 2.67m)

UPVC replacement double-glazed window to front elevation. Built-in cupboard housing 'Ideal' gas fired central heating and hot water boiler. Built-in wardrobe. Door to:

#### **BATHROOM & W.C.**

5'8 x 5'3 (1.73m x 1.60m)

White suite comprising: panelled bath with mixer tap and independent shower mixer, pedestal handbasin, and low flush w.c. Vertical towel rail/radiator. Tiled walls. UPVC replacement obscure double-glazed window to front elevation.

#### **GENERAL INFORMATION**

Tenure: 125 years Leasehold from 2nd February 1983 (82 years remaining). The building FREEHOLD is owned by the leaseholders.

Service Charge: See Legal Pack.

Ground Rent: See Legal Pack.

#### **COUNCIL TAX**

Band 'A' - £1,527.80 p.a. (2026-2027)

#### **EPC**

Energy Rating 'D' (Floor Area 50 sq m

approx).

#### **VIEWING**

By appointment with SOLE AGENTS & AUCTIONEERS,  
D. M. NESBIT & CO.  
(18088/060416)

#### **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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www.jd.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

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**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED T: 023 9286 4321 [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

