



£585,000
4-6 South Road
Portsmouth, PO1 5QT

PROPERTY SUMMARY

EXCELLENT INVESTMENT OPPORTUNITY! An exciting opportunity to purchase a freehold building in South Road, Fratton. The property was built in 2018 and accommodation consists of four separate self-contained apartments, all currently let generating an annual income £48,840 (subject to all four apartments being let). Viewings strictly by appointment, contact Jeffries & Dibbens, Portsmouth for more details and to arrange your internal viewing.

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FLAT 1, SERENDIPITY LODGE

PVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL Built in storage cupboard, opening to.

LOUNGE/KITCHEN 20' 8" max x 13' 9" max (6.3m x 4.19m) PVC double glazed window to front aspect, wooden velux window to rear aspect, wall mounted electric heater, kitchen comprises range of wall and base units with roll top work surfaces, stainless steel sink with drainer unit, space for electric cooker, space for fridge, doors to.

SHOWER ROOM Walk in shower cubicle with electric shower over, low level WC, pedestal mounted wash basin, electric heated towel rail, space and plumbing for washing machine.

BEDROOM 9' 8" x 9' (2.95m x 2.74m) PVC double glazed window to side aspect, wall mounted electric heater.

REAR COURTYARD Laid to paving, fully enclosed.

FRONT COURTYARD Laid to paving, fully enclosed.

FLAT 2, SERENDIPITY LODGE

WOODEN GATE LEADING TO

COURTYARD Laid to concrete, PVC double glazed door leading to.

LOUNGE 15' x 14' 2" (4.57m x 4.32m) PVC double glazed bay window to front aspect, wall mounted electric heater, cupboard housing electric meter, door to bedroom two, opening to.

KITCHEN 9' 5" x 6' 11" (2.87m x 2.11m) Range of wall and base units with roll top work surfaces, space for electric cooker, space and plumbing for washing machine, stainless steel sink with drainer unit, tiled splash backs.

BATHROOM Walk in shower cubicle with electric shower over, close coupled WC, pedestal mounted wash basin, electric heated towel rail.

BEDROOM ONE 14' x 9' (4.27m x 2.74m) PVC double glazed bay window to rear aspect, wall mounted heater.

BEDROOM TWO 9' 3" x 7' 9" (2.82m x 2.36m) PVC double glazed window to side aspect, wall mounted heater.

FLAT 3 SERENDIPITY LODGE

WOODEN FRONT DOOR

LOUNGE/KITCHEN 16' 2" max x 12' 2" (4.93m x 3.71m) PVC double glazed window to front aspect, PVC double glazed door to front aspect leading to balcony, wall mounted electric heater, kitchen comprises base units with roll top work surfaces, space for electric oven, space for fridge freezer, doors to.

BEDROOM ONE 10' 3" x 9' 1" (3.12m x 2.77m) PVC double glazed window to side aspect, wall mounted electric heater.

BATHROOM Walk in shower with electric shower over, close coupled WC, pedestal mounted wash basin, space and plumbing for washing machine.

BEDROOM TWO 13' x 7' 3" (3.96m x 2.21m) PVC double glazed window to side aspect, wall mounted electric heater.

FLAT 4 SERENDIPITY LODGE

WOODEN FRONT DOOR

HALLWAY Door to.

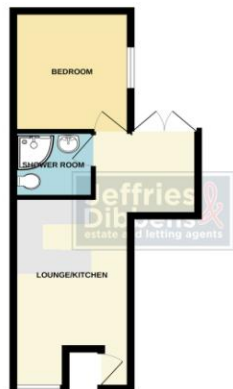
BEDROOM ONE 14' 3" into bay x 9' 5" (4.34m x 2.87m) PVC double glazed bay window to front aspect, wall mounted electric heater, built in wardrobe.

SHOWER ROOM Walk in shower cubicle with electric shower over, pedestal mounted wash basin, close coupled WC, wall mounted electric heated towel rail, tiled to principal areas.

LOUNGE/KITCHEN 23' 11" narrowing to 12' x 17' 3" (7.29m x 5.26m) Two PVC double glazed windows to front aspect, PVC double glazed window to side aspect, PVC double glazed door to front aspect leading to balcony, two wall mounted electric heaters, kitchen comprises wall and base units with roll top work surfaces, stainless steel sink with drainer unit, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, door to.

BEDROOM TWO 11' 6" x 8' 2" (3.51m x 2.49m) PVC double glazed window to side aspect, wall mounted electric heater.

COUNCIL TAX BAND - A



These particulars are for guidance purposes only. All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A X 4

VIEWINGS
By prior appointment only

EPC's available on request for each self-contained apartment.

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