





## HOUSE & SON

House & Son are delighted to offer for sale this splendid Edwardian character home, with a retained wealth of original features including a 26ft hallway with original stairwell and bannister, stained glass detail windows, tall ceilings and spacious accommodation throughout.

Currently, the property is arranged as a licenced ten-bedroom HMO, generating a gross income of approximately £64,000 plus per annum. In our opinion, this property has a scope 'to build on the income potential'.

A substantial investment home, in a highly sought after residential location, being well placed for local amenities including shopping, transport links, Bournemouth travel exchange and Charminster high street entertainment.

## ENTRANCE

Original 'Dickens' style' wooden front door.

## ENTRANCE HALL

**26' 0" x 7' 4" (7.92m x 2.24m)**

A stunning reception hall, with retained original stairwell leading to the first floor, with a half return split-level landing.

## GROUND FLOOR ROOM SIX

**15' 7 into bay" x 12' 5" (4.75m x 3.78m)**

Double glazed bay window. A bright and airy space. Tall ceiling. Picture rail. Feature fireplace. Radiator. Kitchenette area.

## GROUND FLOOR ROOM SEVEN

**16' 5" x 15' 4 into bay max" (5m x 4.67m)**

Double glazed bay window. Feature original fireplace. Picture rail. Radiator. Original covings. Kitchenette area.



### **GROUND FLOOR ROOM EIGHT**

**17' 1 into bay" x 14' 6" (5.21m x 4.42m)**

Double glazed bay window. Part panelled walls. Original fireplace. Double closet. Radiator. Coved ceiling. Kitchenette area.

### **GROUND FLOOR ROOM NINE**

**11' 9" x 10' 4" (3.58m x 3.15m)**

Radiator. Double glazed window.

### **GROUND FLOOR ROOM TEN**

**18' 3" x 10' 5" (5.56m x 3.18m)**

Dual aspect double glazed windows. Radiator. Conservatory attached to room ten: 11'10" x 11'0"

### **AGENT'S NOTE**

Room nine and room ten have use of a separate kitchen.

### **KITCHEN**

**9' 10" x 6' 7" (3m x 2.01m)**

Fitted kitchen, serving room nine and ten. Freestanding oven, undercounter fridge and separate freezer. Dual aspect double glazed windows.

### **GROUND FLOOR BATHROOM**

**11' 4" x 6' 4" (3.45m x 1.93m)**

Three-piece modern suite. Heated towel rail.

### **STAIRS TO FIRST FLOOR LANDING**

Utility area within built in cabinets including washing machine and tumble dryer.

### **FIRST FLOOR ROOM FIVE**

**11' 10" x 11' 0" (3.61m x 3.35m)**

Double glazed window. Feature fireplace. Original coving. Radiator. Kitchenette area.



### **FIRST FLOOR ROOM FOUR**

**13' 0 plus door recess" x 11' 6 to chimney" (3.96m x 3.51m)**

Double glazed bay window to the front.

Separate kitchenette: 7' 6" x 4' 6" (2.29m x 1.37m) Double glazed window.





### **FIRST FLOOR ROOM THREE**

**15' 8" x 15' 5 into bay (approx)" (4.78m x 4.7m)**

Double glazed bay window. Fireplace. Original coving ceiling. Radiator. Kitchenette area.

### **FIRST FLOOR ROOM TWO**

**17' 1 into bay" x 14' 6 (approx)" (5.21m x 4.42m)**

Double glazed bay window. Picture rail. Kitchenette area.  
Agent's note: approximate room size.

### **FIRST FLOOR ROOM ONE**

**17' 10" x 9' 10" (5.44m x 3m)**

Cast iron fireplace. Double glazed window. Radiator.  
Kitchenette area.

### **OUTSIDE FRONT**

Lawned, potential for additional off road parking.

### **OFF ROAD PARKING**

Parking bay to the front for several vehicles.

### **DRIVEWAY**

Driveway extending through to a four-car garage.

### **DETACHED FOUR CAR GARAGE**

Oversized garage, capable of holding four vehicles.

### **REAR GARDEN**

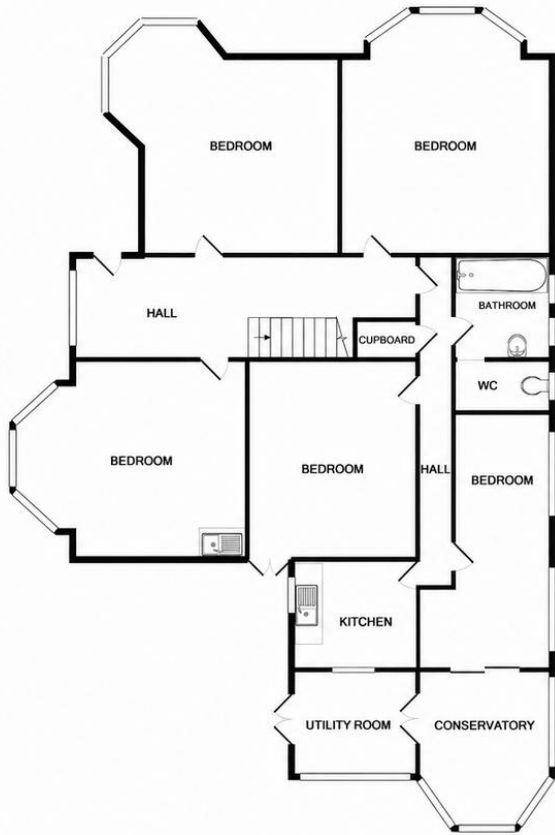
Lawned garden with mature screening hedge to the rear.

### **DISCLAIMER**

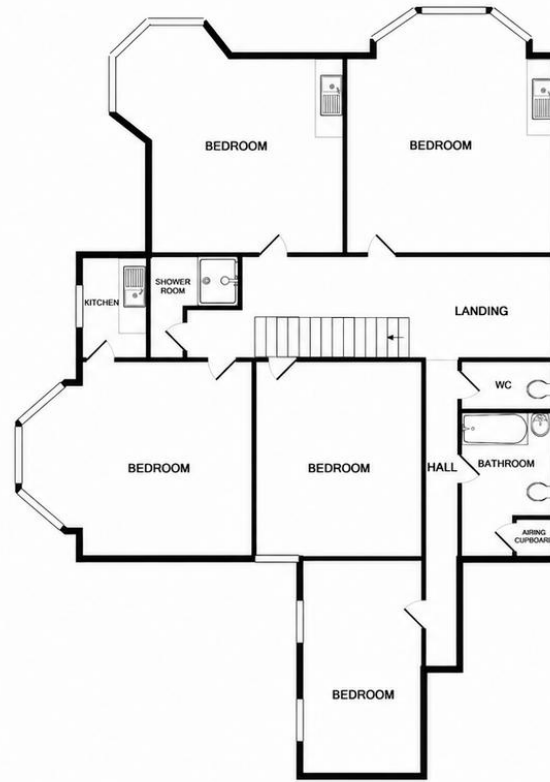
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1552 SQ.FT.  
(144.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1397 SQ.FT.  
(129.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2949 SQ.FT. (274.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy performance certificate (EPC)

|   |               |                     |                          |
|---|---------------|---------------------|--------------------------|
| 21 Portchester Road<br>BOURNEMOUTH<br>BH8 8JT | Energy rating | Valid until:        | 2 September 2035         |
|   | <b>D</b>      | Certificate number: | 2671-9140-0642-0332-2151 |

Property type

Detached house