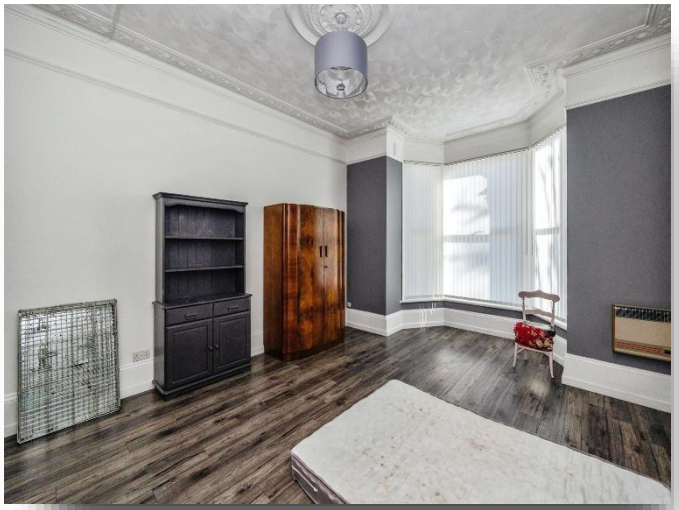






Worthing Road, Southsea PO5 2RH

fox & sons

welcome to

Worthing Road, Southsea

Offering 5,508.10 sq ft / 511.72 sq mt across two adjoining houses, these properties are ideal for multi-generational living, a luxury home or redevelopment. Full of character and potential, moments from Palmerston Road, the seafront and local amenities. Rare opportunity.

Ground Floor

Front Door

Porch

Double glazed doors, carpeted

Entrance Hall

Radiator, double glazed window to the side, carpeted, door to cellar, fire alarm points.

Cellar

38' 5" x 7' (11.71m x 2.13m)

Lighting, gas points, electric points.

Lounge

15' 1" x 12' 11" (4.60m x 3.94m)

Carpeted, double glazed bay front window, radiator, feature fireplace.

Bedroom

15' x 13' 11" (4.57m x 4.24m)

Single glazed door to conservatory, carpet, double glazed side window, radiator.

Bathroom

Double glazed side window, walk in shower room, WC, sink with built in storage, heated towel rail, ventilation.

Bedroom

10' 5" x 13' 2" (3.17m x 4.01m)

Double glazed side window, gas heater.

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

Vinyl flooring, double glazed patio door to the side, double glazed window to the side, sink and draining board, wall and base units, splash back tiles, electric hob and oven, and oven hood, space for fridge freezer.

Bathroom

Double glazed side window, boiler

Bathroom

Bath, WC, sink, gas heater, double glazed side window.

Porch

Lounge

15' x 13' 11" (4.57m x 4.24m)

Double glazed bay window to the front, gas heater, tv point.

Bedroom

15' 1" x 12' 11" (4.60m x 3.94m)

Double glazed side window, boiler

Bathroom

WC, shower with tiles around, sink with storage, ventilation.

Bedroom

10' 5" x 13' 2" (3.17m x 4.01m)

Carpeted, double glazed window to the side, tv point, radiator.

Kitchen

10' 5" x 9' 2" (3.17m x 2.79m)

Gas point, double glazed window to the side, double glazed patio doors to the side, space for fridge freezer.

Wash Room

6' 7" x 17' (2.01m x 5.18m)

Double glazed patio door to the side, space for washing machine, radiator, boiler.

Cupboard (under Stairs)

Housing a boiler.

First Floor

Landing, radiator, carpeted.

Landing

Bedroom

15' x 13' 11" (4.57m x 4.24m)

Laminate flooring, double glazed bay window to the front, gas heater.

Bathroom

WC, bath and shower, double glazed side window.

Bedroom

19' x 12' 10" (5.79m x 3.91m)

Laminate flooring, double glazed rear window, gas heater.

Bedroom

9' 3" x 7' 3" (2.82m x 2.21m)

Radiator, double glazed side window.

Lounge

17' 1" x 16' 4" (5.21m x 4.98m)

Radiator, double glazed patio doors to fire escape, gas heater, three double glazed rear windows.

Bedroom

15' x 13' 11" (4.57m x 4.24m)

Carpeted, gas heater, double glazed window to the rear.

Bathroom

Vinyl flooring, bath with shower over, tiles all round, WC, sink, ventilation.

Bedroom

15' 4" x 13' (4.67m x 3.96m)

Laminate flooring, gas heater, double glazed rear window.

Kitchen

9' 10" x 9' (3.00m x 2.74m)

Gas oven, space for fridge freezer, double glazed side window.

W C

Double glazed side window.

Second Floor

Loft access on the landing

Landing

Lounge

15' x 13' 11" (4.57m x 4.24m)

Laminate flooring, double glazed window to the front, gas heater, integrated cupboard.

Bathroom

Shower with tiles around, ventilation, heated towel rail, sink with storage, WC.

Bedroom

13' x 10' 11" (3.96m x 3.33m)

Double glazed front window, electric hob, electric oven, oven hood, space for fridge freezer, sink and draining board.

Bathroom

Boiler, vinyl flooring, WC, sink, shower with tiles around, ventilation, double glazed rear window.

Lounge

15' x 13' 11" (4.57m x 4.24m)

Laminate flooring, integrated cupboard, double glazed front window, gas heater.

Bathroom

Bedroom 13' x 10'11" (3.96m x 3.08m)

Laminate flooring, double glazed rear window integrated wardrobe, gas heater.

En-Suite Bathroom

Vinyl flooring, bath with shower over, tiles all round, WC, sink, ventilation.

Top of the House

Bedroom

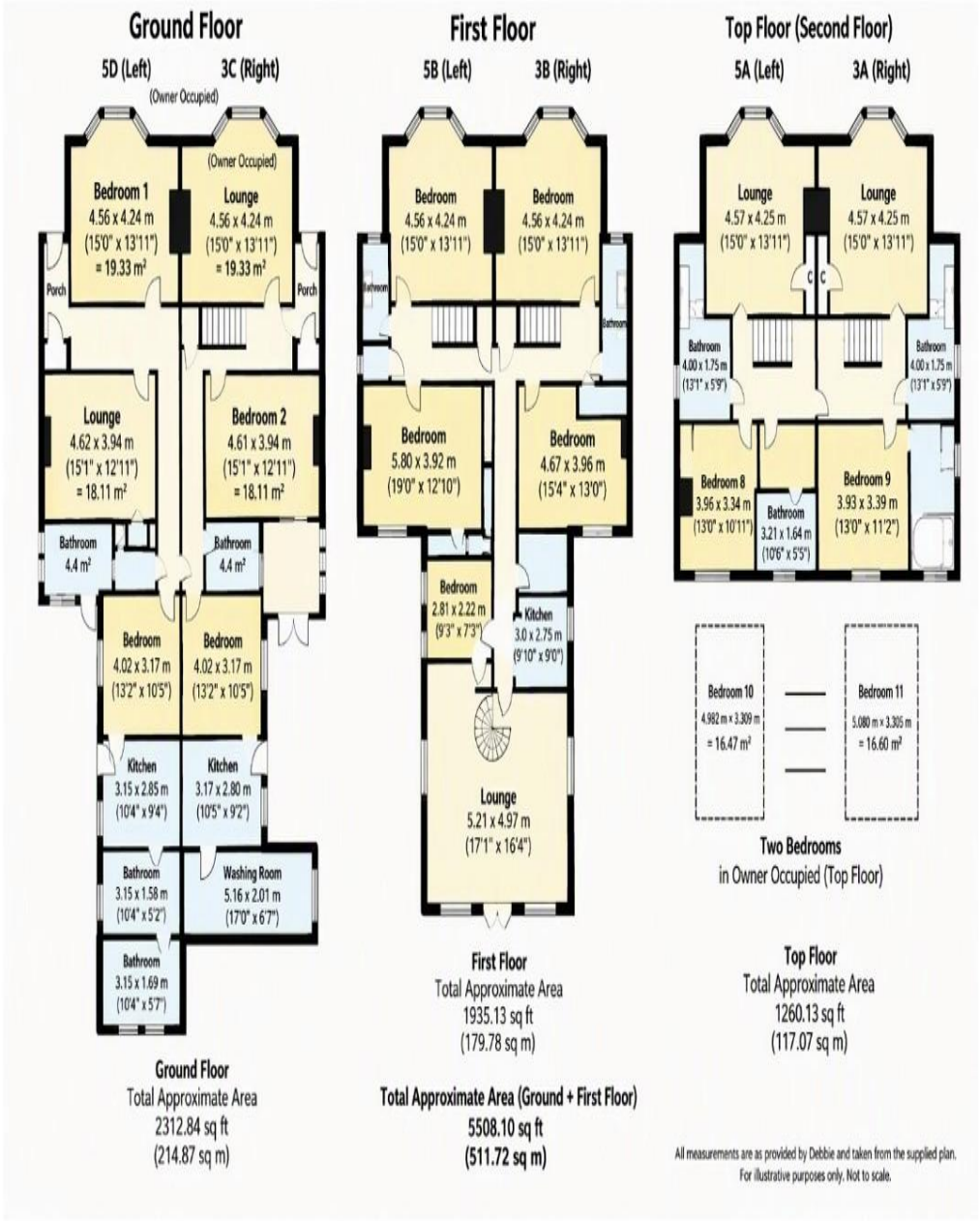
16'3" x 10'8" (4.98m x 3.30m)

Bedroom

16'6" x 10'8" (5.08m x 3.30m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


Ground Floor
5D (Left)
3C (Right)
(Owner Occupied)
Bedroom 1
4.56 x 4.24 m
(15'0" x 13'11")
= 19.33 m²
(Owner Occupied)
Lounge
4.56 x 4.24 m
(15'0" x 13'11")
= 19.33 m²
Porch
Porch
Lounge
4.62 x 3.94 m
(15'1" x 12'11")
= 18.11 m²
Bedroom 2
4.61 x 3.94 m
(15'1" x 12'11")
= 18.11 m²
Bathroom
4.4 m²
Bathroom
4.4 m²
Bedroom
4.02 x 3.17 m
(13'2" x 10'5")
Bedroom
4.02 x 3.17 m
(13'2" x 10'5")
Kitchen
3.15 x 2.85 m
(10'4" x 9'4")
Kitchen
3.17 x 2.80 m
(10'5" x 9'2")
Bathroom
3.15 x 1.58 m
(10'4" x 5'2")
Washing Room
5.16 x 2.01 m
(17'0" x 6'7")
Bathroom
3.15 x 1.69 m
(10'4" x 5'7")
Ground Floor
Total Approximate Area
2312.84 sq ft
(214.87 sq m)
First Floor
5B (Left)
3B (Right)
Bedroom
4.56 x 4.24 m
(15'0" x 13'11")
Bedroom
4.56 x 4.24 m
(15'0" x 13'11")
Bathroom
Bathroom
Bedroom
5.80 x 3.92 m
(19'0" x 12'10")
Bedroom
4.67 x 3.96 m
(15'4" x 13'0")
Bedroom
2.81 x 2.22 m
(9'3" x 7'3")
Kitchen
3.0 x 2.75 m
(9'10" x 9'0")
Lounge
5.21 x 4.97 m
(17'1" x 16'4")
First Floor
Total Approximate Area
1935.13 sq ft
(179.78 sq m)
Total Approximate Area (Ground + First Floor)
5508.10 sq ft
(511.72 sq m)
Top Floor (Second Floor)
5A (Left)
3A (Right)
Lounge
4.57 x 4.25 m
(15'0" x 13'11")
Lounge
4.57 x 4.25 m
(15'0" x 13'11")
Bathroom
4.00 x 1.75 m
(13'1" x 5'9")
Bathroom
4.00 x 1.75 m
(13'1" x 5'9")
Bedroom 8
3.96 x 3.34 m
(13'0" x 10'11")
Bathroom
3.21 x 1.64 m
(10'6" x 5'5")
Bedroom 9
3.93 x 3.39 m
(13'0" x 11'2")
Bedroom 10
4.982 m x 3.309 m
= 16.47 m²
Bedroom 11
5.080 m x 3.305 m
= 16.60 m²
Two Bedrooms
in Owner Occupied (Top Floor)
Top Floor
Total Approximate Area
1260.13 sq ft
(117.07 sq m)
All measurements are as provided by Debbie and taken from the supplied plan.
For illustrative purposes only. Not to scale.





welcome to

Worthing Road,

Southsea

- Two Adjoining Houses - Nos. 3 & 5 Worthing Road
- Approximately 5,508 sq ft of Accommodation
- 11 Bedrooms, 8 Bathrooms & 9 Reception Rooms
- Exceptional Flexible / Multi-Generational Living Potential
- Substantial Southsea Property in a Highly Convenient Location

Tenure: Freehold EPC Rating: C
Council Tax Band: A



£1,200,000

view this property online fox-and-sons.co.uk/Property/SOS105776

The Property Ombudsman

Property Ref:
SOS105776 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

023 9229 3100

Southsea@fox-and-sons.co.uk

65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.