



Nesbits

Established 1921

51 Clarendon Road, Southsea, PO5 2JT

For auction Guide Price £500,000

51 Clarendon Road, Southsea, PO5 2JT

TO BE SOLD BY PUBLIC AUCTION

11 am TUESDAY 25th AUGUST (at The Queens Hotel)

Of interest to developers and investors in particular: enjoying a PRIME LOCATION in the very heart of Southsea Town Centre, offering immense potential, and with the considerable asset of a large PRIVATE GARAGE, this VIRTUALLY DETACHED CHARACTER RESIDENCE is arranged as FOUR SPACIOUS APARTMENTS. Now vacant and IN NEED OF GENERAL MODERNISATION, the Lot holds scope, once refurbished, either for re-sale of individual units or lucrative letting (having a projected rental return of around £55,000 p.a.). This imposing, four-storey, late-Victorian property occupies a prominent corner position at the junction of Clarendon Road with Richmond Road - a level walk of just a few minutes from Palmerston Road Shopping Precinct and a similar distance from Southsea Common and The Seafront. This desirable and exceptionally convenient Conservation Area address places a wide range of public amenities within a radius of some one mile only, including: recreation facilities, shops and eateries, main-line stations, various schools, Portsmouth University campus, Gunwharf Quays leisure and retail complex, and the many attractions of historic Old Portsmouth.



Let until recently, the building's four generously proportioned apartments (three of which are self-contained) are now empty and presented to a varied level of specification. Full particulars of this rare and desirable opportunity are given as follows:

Balustraded steps up to:

RECESSED PORCH

Pair of storm doors to:

LOBBY

Electricity meters. Part-glazed inner door to:

COMMON HALL

18'2 x 6'10 (5.54m x 2.08m)

Tall sash window to side elevation. Stairs to upper floors.

HALL FLOOR FLAT

Entrance Hall

Access to under stairs storage.

Living Room

20'2 x 18'6 (6.15m x 5.64m)

Coved ceiling. Splay bay to front elevation having sash windows; additional tall sash window. Pair of built-in storage cupboards. Period fireplace.

Kitchen

9'8 x 7'10 (2.95m x 2.39m)

Base and wall cupboards, single drainer stainless steel sink unit. 'Main' multi-point gas water heater. Pair of sash windows to side elevation. Door to:

Inner Lobby

Separate W.C.

Low flush suite. Sash window.

Bedroom Suite

15'5 x 15'6 (4.70m x 4.72m)

Measurements include Bathroom. Coved ceiling. Sash window to rear elevation. Period fireplace.





PARTITIONED BATHROOM with pedestal handbasin and panelled bath; window to rear elevation.

FIRST HALF LANDING

Pair of tall sash windows to side elevation. WALK-IN STORE ROOM with sash window.

FIRST FLOOR FLAT

NOTE: this unit is not self-contained, its rooms being either side of the landing.

Bathroom & W.C.

8'0 x 6'6 (2.44m x 1.98m)

Pedestal handbasin, low flush w.c., panelled bath with mixer tap and shower attachment.

Living Room

20'0 x 18'10 (6.10m x 5.74m)

Coved ceiling. Splay bay to front elevation having sash windows; additional sash window. Door to:

Kitchen

9'3 x 8'2 (2.82m x 2.49m)

Fitted base and wall cupboards, single drainer stainless steel sink unit. Sash window to front elevation.

Bedroom

15'5 x 14'3 (4.70m x 4.34m)



Part-obscure sash window to rear elevation. Period fireplace.

TOP FLOOR FLAT

Upper Half Landing

Pair of tall sash windows to side elevation.

Cloakroom & W.C.

Rectangular handbasin with mixer tap, low flush w.c. Sash window to side elevation.

Main Second Floor

Landing

Fitted storage cupboard. Double panel radiator.

Bathroom

7'9 x 5'0 (2.36m x 1.52m)

Pedestal handbasin, panelled bath with mixer tap. Obscure-glass sash window to side elevation.

Kitchen

16'2 x 8'0 (4.93m x 2.44m)

Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit with mixer tap. 'Alpha' gas fired central heating and hot water boiler. Period fireplace. UPVC replacement double-glazed window to front elevation. Communicating door to Living Room.



Living Room

20'1 x 16'3 (6.12m x 4.95m)

Pair of UPVC replacement double-glazed windows to front elevation. Double panel radiator.

Bedroom

15'5 x 14'3 (4.70m x 4.34m)

Sash window to rear elevation. Period fireplace. Built-in wardrobe. Double panel radiator.

SEMI-BASEMENT FLAT (51a)

Having private entrance at side of building via an external door to:

Lean-to Porch

Door to courtyard having access to garage. Part-glazed front door to:

Living/Kitchen

23'0 x 18'1 (7.01m x 5.51m)

An 'L'-shaped room measured to extremes. Pair of sash windows to rear elevation; further obscure-glass window to the side. 1 double and 1 single panel radiator.

Kitchen Area: fitted and equipped with: base and wall cupboards, work surfaces and breakfast bar with tiled surround, inset stainless steel sink unit with mixer tap, double gas oven, and 4-ring gas hob with extractor



canopy.

Utility Room

5'11 x 5'6 (1.80m x 1.68m)

Obscure-glass window to side elevation. Cupboard housing 'Baxi' gas fired central heating and hot water boiler.

Bathroom & W.C.

7'7 x 4'4 (2.31m x 1.32m)

Pedestal handbasin, low flush w.c., panelled bath with mixer tap and shower attachment. UPVC replacement obscure double-glazed window. Single panel radiator. Tiled walls.

Bedroom One

17'11 x 11'5 (5.46m x 3.48m)

Splay bay to front elevation having part-obscure sash windows. Period fireplace. Double panel radiator.

Bedroom Two

15'3 x 7'8 (4.65m x 2.34m)

Sash window to front elevation. Single panel radiator.

Bedroom Three

15'5 x 7'7 (4.70m x 2.31m)

Sash window to side elevation; additional obscure-glass window. Single panel radiator. Gas meter, circuit

breakers.

OUTSIDE

FRONT & SIDE: Walled, tree-planted forecourt.

REAR: 14'3 x 10'5 (4.34m x 3.18m) Enclosed courtyard having access from Richmond Road, access to Flat 51a, and door to:

GARAGE

With pair of vehicular doors from Richmond Road.

COUNCIL TAX

Hall Floor Flat: Band 'A' - £1,527.80 p.a. (2026-27)
First Floor Flat: Band 'A' - £1,527.80 p.a. (2026-27)
Top Floor Flat: Band 'A' - £1,527.80 p.a. (2026-27)
Semi-Basement Flat : Band 'A' - £1,527.80 p.a. (2026-27)

EPC

Hall Floor Flat: Energy Rating 'E' (Floor Area 72 sq m approx).
First Floor Flat: Energy Rating 'E' (Floor Area 84 sq m approx).
Top Floor Flat: Energy Rating 'E' (Floor Area 81 sq m approx).
Semi-Basement Flat : Energy Rating 'D' (Floor Area 82 sq m approx).

VIEWING

By appointment with SOLE AGENTS & AUCTIONEERS,
D. M. Nesbit & Co.
(18110/062416)

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).

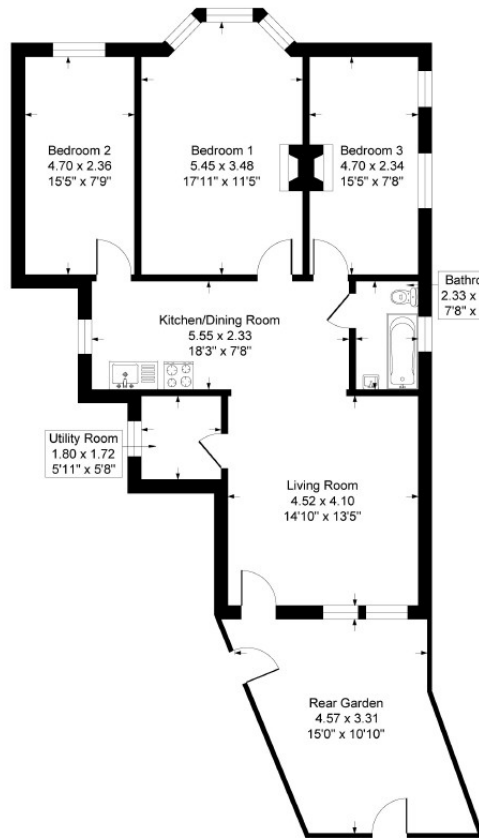
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





51 Clarendon Road, Southsea, PO5 2JT

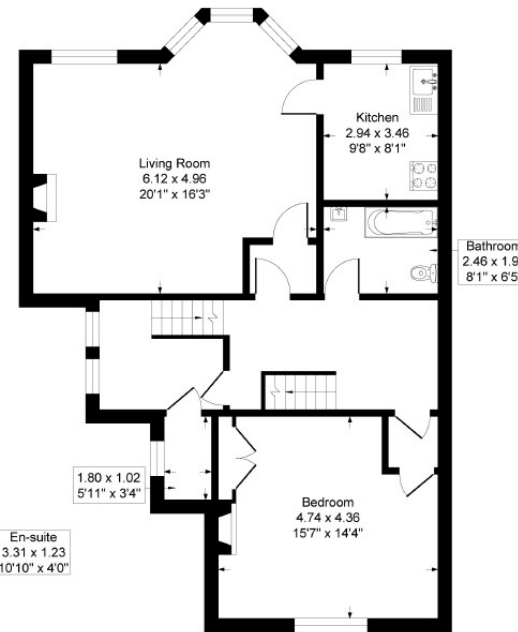
Semi - Basement Floor Area = 97.4 sq m / 1048 sq ft
Hall Floor Flat Floor Area = 69.5 sq m / 748 sq ft
First Floor Flat Floor Area = 88.1 sq m / 948 sq ft
Second Floor Flat Floor Area = 87.1 sq m / 937 sq ft



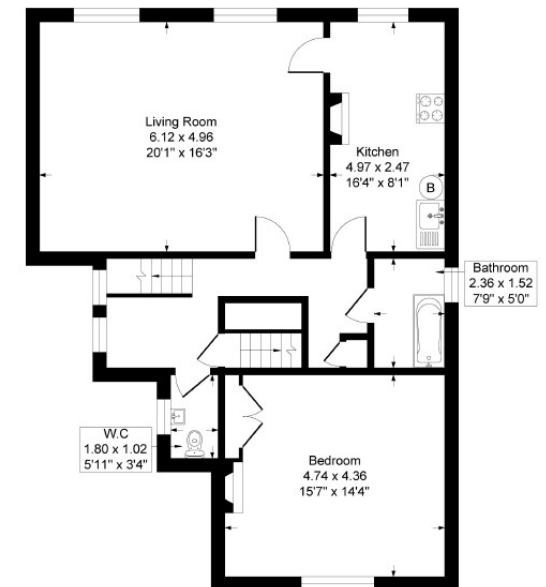
Semi - Basement



Hall Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** 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

