

**FOR SALE**



**Hudson Road, Southsea**  
**Asking Price Of £325,000**

  
**MARTIN&CO**



# Hudson Road, Southsea

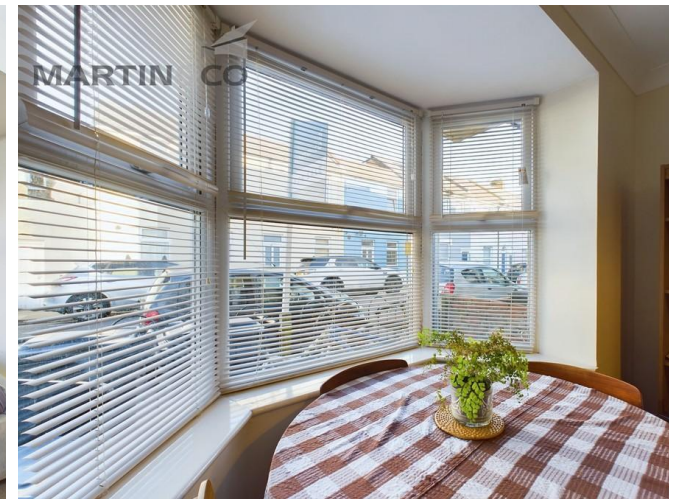
Asking Price Of £325,000

- Investment (8.12% gross yield)
- 2 Bedroom Flat & 3 Bed Maisonette
- Popular Location
- Garden
- Earn Day One

Discover something unique with this offering-a 3 Bedroom Maisonette and a 2 Bedroom Flat.

Discover something unique with this offering-a 3 Bedroom Maisonette and a 2 Bedroom Flat. Currently occupied, these properties hold the potential for a rental increase once the existing contracts come to an end, currently paying £1,620pcm (5.57% gross yield) with ground floor due rent review in April for 6-month contract to coincide with Maisonette end date. Potential for £2200pcm (8.12% gross yield), once works carried out.

As you step through the communal front door, your own front door opens into the reception area, featuring a spacious storage room. Moving down the hallway, the first double bedroom welcomes you, followed by a well-appointed bathroom. At the end of the hallway, discover the second double bedroom overlooking the private garden. The kitchen, equipped with a gas combi boiler, leads to a





UPVC patio door, offering access to your private garden.

Heading upstairs to the first floor, you encounter the 3-bedroom maisonette. The front of the property boasts an open-plan kitchen/lounge area. Continuing through the hallway, you find the first bedroom and a well-appointed bathroom with a shower over the top. At the rear, bedroom two offers a delightful view of the garden. Ascending the next flight of stairs, the third bedroom unfolds, featuring built-in storage and a large Velux window, flooding the property with natural light.

These properties are a rare find, and with the potential for updates to enhance their value, there's an opportunity to increase the rent and yield. Don't miss the chance to explore the unique possibilities these properties offer. Sold with purchase of Freehold.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		







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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.