



## 176 Southampton Road, Portsmouth, PO6 4RY

TO BE SOLD BY PUBLIC AUCTION on the 30th APRIL 2026

(unless sold previously)

GUIDE PRICE: £400,000

Of particular interest to keen owner-occupiers, builders and developers: NOW REQUIRING COMPREHENSIVE RENOVATION, a rare and highly speculative opportunity to acquire this FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE standing upon a plot of AROUND 1/4 ACRE and commanding delightful, panoramic southerly views encompassing Paulsgrove Lake, the upper reaches of Portsmouth Harbour, Port Solent, Portchester Castle and St Mary's Church, and the city's Spinnaker Tower. The A27 Southampton Road links Portchester to the west with Cosham to the east, a position granting ready access to a wide range of public amenities including: schools, main-line stations, motorway links, shops, bus services, and Q.A. Hospital. Directly opposite recreational green and the water's edge, No. 176 itself dates from around 1930 and features brick elevations under a pitched and tiled roof, its facade incorporating enclosed porch, oriel window, and double bay.



The house occupies an exceptionally generous plot, extending to around 370ft, a private driveway providing ample off-street parking and leading to a detached garage. As stated, the house is IN NEED OF REPAIR AND REFURBISHMENT THROUGHOUT, presenting now as a blank canvas holding enormous potential for an incoming owner to improve and extend (subject to consent), adding value and creating a home with much to commend it. Full details are as follows:

Pair of UPVC and double-glazed storm doors to:

#### **ENCLOSED PORCH**

Period part-glazed inner front door, with lead-light surround, to:

#### **ENTRANCE HALL**

Coved ceiling, facing staircase to first floor having ornate balustrade together with cupboard under housing gas and electricity meters. Double panel radiator.

#### **LIVING ROOM**

14'1 x 12'10 (4.29m x 3.91m)

Wide splay bay window to front elevation having UPVC replacement double-glazing. Two single panel radiators. Fitted cupboards and shelves. Opening, with pair of folding, louvred doors, to:

#### **DINING ROOM**





13'1 x 12'10 (3.99m x 3.91m)

Fitted shelves. Single panel radiator. Pair of mainly-glazed French doors to rear garden. Door to:

### **KITCHEN**

19'5 x 9'10 (5.92m x 3.00m)

An 'L'-shaped room, measured to extremes. Fitted base and wall cupboards, work surfaces, double bowl stainless steel inset sink with mixer tap. Sliding door from Hall. Gas fired central heating boiler. One double and one single panel radiator. UPVC replacement double-glazed window to side elevation; additional obscure-glass window to the side. Opening to:

### **REAR LOBBY**

Part-glazed door to rear garden. Walk-in pantry cupboard.

### **FIRST FLOOR**



### **LANDING**

Coved ceiling with access, via hatch and folding ladder, to LOFT SPACE having potential for conversion (subject to consent). Obscure-glass window to side elevation.

### **BATHROOM & W.C.**

7'5 x 5'10 (2.26m x 1.78m)

Pedestal handbasin, low flush w.c., period cast-iron bath on claw-and-ball feet; 'Mira' independent shower mixer. Fitted cupboard housing water tank. Obscure-glass window to side elevation.

### **BEDROOM ONE**

14'9 x 11'9 (4.50m x 3.58m)

Wide splay bay window to front elevation having UPVC replacement double-glazing. Coved ceiling. Built-in wardrobes, dressing table. Double panel radiator.

### **BEDROOM TWO**



13'1 x 10'2 (3.99m x 3.10m)

Casement window to rear elevation. Tiled fireplace. Built-in wardrobe, dressing table. Single panel radiator.

### **BEDROOM THREE**

13'3 x 9'11 (4.04m x 3.02m)

Aluminium-framed window to rear elevation. Fitted wardrobe. Single panel radiator.

### **BEDROOM FOUR**

8'1 x 5'11 (2.46m x 1.80m)

Coved ceiling. Oriel window to front elevation having UPVC replacement double-glazing. Single panel radiator.

### **OUTSIDE**

The house stands upon a substantial plot which extends to some ¼ acre overall. The site depth is 370ft approx (11,100 sq ft).



## FRONT

A deep garden, laid partly to paving, with a long private driveway affording OPEN PARKING FOR MULTIPLE VEHICLES and leading to a DETACHED SINGLE GARAGE.

## REAR

An extensive garden, now overgrown, having fenced and planted boundaries, and bordered at the rear by the Cosham-Fareham railway line.

## COUNCIL TAX

Band 'D' - £2,291.71 per annum (2026-27).

## EPC

Energy Rating 'E' (Floor Area 116 sq m approx).

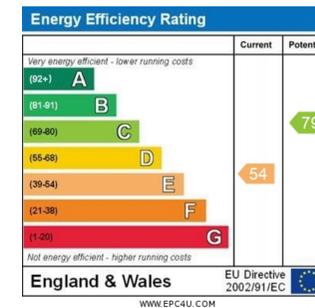
## ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + 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).

## VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18008/058412)







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