

*Pair of Refurbished HMO Investment Properties  
Occupying Prominent Position with Future  
Development Potential S.T.P.P.*



**11 & 15 CONSTITUTION HILL ROAD**  
POOLE, DORSET BH14 0QB

**goadsby**

## LOCATION

Seaview Viewpoint approx. 200 yards. Parkstone shopping thoroughfare approx. 700 yards. Bournemouth & Poole College approx. ½ mile. Poole Park approx. 1 mile. Poole Town Centre/Railway Station within 2 miles. Poole Ferry terminal approx. 2½ miles. Nuffield Industrial Estate approx. 3 miles. Bournemouth Town Centre approx. 3½ miles.

## FEATURES

Refurbishment programme. High occupancy rate. Full gas fired central heating (new boiler 2025 - 15). UPVC double glazing (with acoustic glass to the front elevation). Master Suited lock system. Vertical blinds and laminate flooring throughout. Large car park with future development potential s.t.p.p. Genuine retirement sale after 40 year ownership.

## SUMMARY OF ACCOMMODATION

### 11 CONSTITUTION HILL

Enclosed **Entrance Porch** with feature tiled walls, wall mounted post boxes.

### RECEPTION HALL

With under stairs cupboard with fire alarm control panel.

### KITCHEN

With tiled walls and floor, extensive range of fitted wall and base units, work surfaces over, 5 ring ceramic induction hob, built in oven, 2 integrated larder fridges, inset sink unit with mono bloc, dishwasher and 2 washing machines, 2 built in larder cupboards, fitted wine rack. Door to the side of the property.

### BOILER ROOM

With Worcester Bosch gas fired boiler, pressurised commercial hot water cylinder.

### UNIT 1E

Very large room with wall lighting, sliding doors to rear patio, **en-suite wet room**.

### UNIT 1C

With splayed bay window, **en-suite wet room**.

### First Floor

### Landing

### UNIT 1A

With splayed bay window, **en-suite bathroom** with corner Whirlpool bath and walk in shower.

### UNIT 1B

With double aspect, built in wardrobe, casement door to SPACIOUS DECKED

ROOFTERRACE, **en-suite shower room**.

### Second Floor

### BEDROOM

With Velux skylight window and under eaves storage area.

### LIVING ROOM

With Velux window, fitted shelving, under eaves storage area.

### Outside

To the front of the property there is a herringbone paved forecourt for 1/2 vehicles. To the rear of the property there is a herringbone block paved patio, cupboard housing water softener, **UPVC Store Room** with freezer, fitted shelving.

### Detached Annex

**Living Room** with **Kitchen Area**. **Shower Room** with double width cubicle. **Bedroom** DOUBLE.

### 15 CONSTITUTION HILL

**Enclosed Entrance Lobby** with fully tiled walls with wall mounted post boxes. Opening into:

### RECEPTION HALL

### UNIT 2A

With square bay window, wall lighting, **en-suite shower room** with double width shower cubicle.

### KITCHEN

With extensive range of wall and base units, work surfaces over, tiled splashbacks, stainless steel sink unit, tiled floor, gas fired boiler, ceramic hob, cooker hood over, built in oven, breakfast bar, washing machine. Door to the side of the property.

### UNIT 2B

With casement door onto ENCLOSED PRIVATE COURTYARD with herringbone blocked paving, **en-suite shower room** with double width cubicle.

### First Floor

### Landing

With large built in airing cupboard with 2 pre-lagged hot water cylinders.

### UNIT 2D

With **en-suite shower room**, double width enclosure.

### UNIT 2E

With square bay window, **en-suite shower room** fully tiled, double width shower enclosure.

### UNIT 2C

### KITCHEN/BREAKFAST ROOM

Fully fitted and equipped.

### SEPARATE SHOWER ROOM

With cubicle, pedestal wash hand basin and low flush WC.

### Second Floor

**LARGE STUDIO ROOM** with Velux sky light windows.

### Outside

To the front of the property there is forecourt herringbone block paved parking for 1/2 vehicles. To the rear of the property there is a UPVC Garden Room/Office with central heating and double glazing. Approached from Hermitage Road there is an enclosed tarmacadam car park for 7/8 vehicles.

### TRADING & BUSINESS

As at 30<sup>th</sup> March 2026 the rents were as follows:

Unit 1a	£760 pcm	Unit 1e	£850 pcm	Unit 2c	£1,050 pcm
Unit 1b	£750 pcm	Annexe	£900 pcm	Unit 2d	£725 pcm
Unit 1c	£770 pcm	Unit 2a	£795 pcm	Unit 2e	£725 pcm
Unit 1d	£775 pcm	Unit 2b	£825 pcm	<b>TOTAL</b>	<b>£8,925 PCM</b>

### LICENCES/PERMISSIONS

An HMO licence for 6 persons in 6 households is current held for each property. The car park is considered to offer future development potential s.t.p.p.

### RATEABLE VALUE

11 Constitution Hill Road - Council Tax Band "C".

15 Constitution Hill Road – Council Tax Band "C".

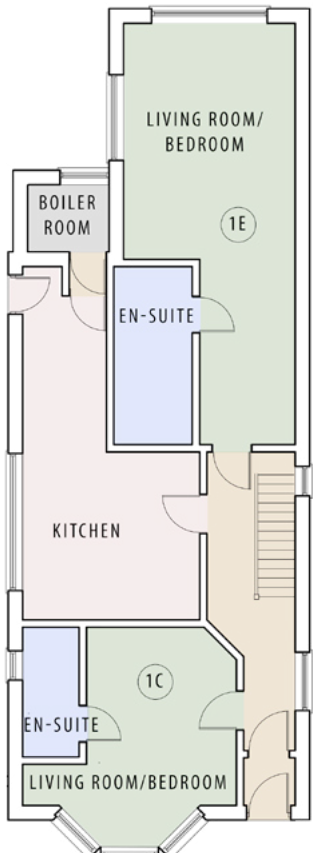
Information taken from the Valuation Office Agency website.

### TENURE

FREEHOLD.

### PRICE

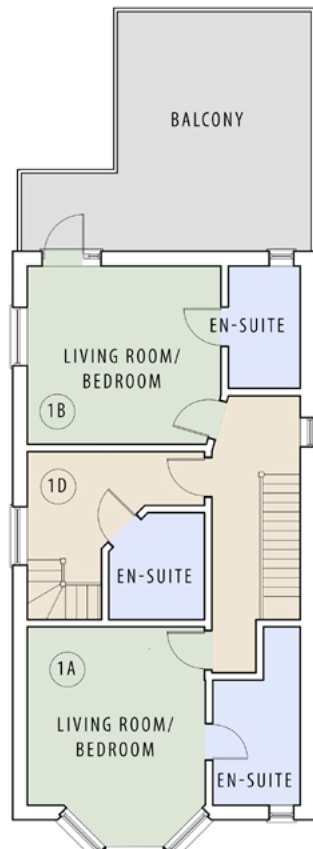
£1.15 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



Ground Floor

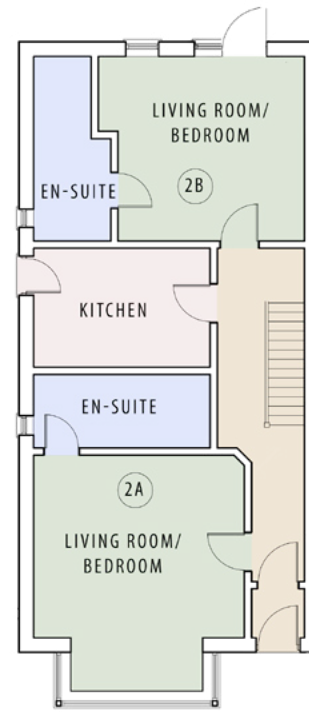
Second Floor

11



First Floor

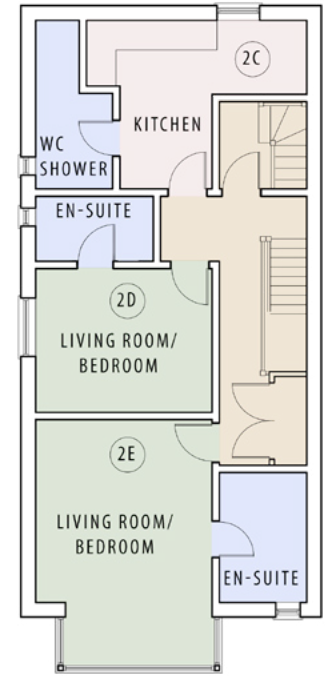
Annexe



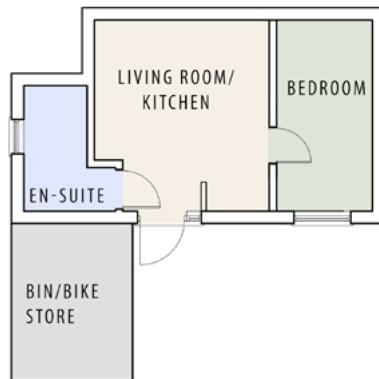
Ground Floor

Second Floor

15



First Floor



11 Constitution Hill Road

C 51-75

52 This is how energy efficient the building is.

15 Constitution Hill Road

C 51-75

59 This is how energy efficient the building is.



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