

SHAFTESBURY ROAD

SOUTHSEA | PO5 3JR



£600,000

Freehold

- Superb Seven Bedroom HMO + Two Bedroom Flat
- Central Southsea Location near Seafront & Shops
- Over 3,000 sq. ft of Accommodation
- Opportunity to Convert into Large Family Residence
- Impressive 20ft Kitchen/Dining/Communal Living
- Separate Utility/Laundry : Three Bath/Shower Rooms
- Two Bedroom Self Contained Apartment
- Excellent Annual Yield - Must be Seen!



In Brief

Fry & Kent has pleasure in offering for sale a **RARE** opportunity to purchase an impressive and very substantial freehold residence with HMO (Home of Multiple Occupancy) licence for 8 persons plus two bedroom self-contained apartment situated in an **EXCELLENT** central Southsea location within a stroll of the main shopping precinct at Palmerston Road, seafront and common. With all rooms and the apartment currently let to professional persons and drawing an excellent annual income, this former guest house offers the **PERFECT** opportunity to add to your portfolio.

ALTERNATIVELY, subject to change of use, the main house would easily convert into a **LARGE** single family home over four floors or with additional 'home and income' opportunity.

The main house benefits from **SEVEN** letting rooms, one with an en-suite shower room, 20ft fitted kitchen/dining/living room with access to a **WESTERLY** facing garden with side access, separate utility room, cloakroom, gas central heating, double glazing and wired-in fire system while the **SELF-CONTAINED APARTMENT** features two bedrooms, large living room, fitted kitchen and bathroom.

Viewing is strictly by appointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: Main House - TBC
Apartment - 'C'

COUNCIL TAX BAND: House: 'E' Flat: 'A'



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Shaftesbury Road, Southsea

Approximate Gross Internal Area = 282.6 sq m / 3042 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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