

CRANESWATER GATE

SOUTHSEA | HAMPSHIRE | PO4 0NZ



GUIDE PRICE £750,000
Freehold

- Rare Development Opportunity
- Substantial Semi Detached Home
- Previously Used as Guest House
- Requiring Complete Refurbishment
- Five Bedrooms all with En-Suites
- Side Access to Southerly Facing Garden
- Off Road Car Parking Facilities
- Much Requested Location Close to Seafront





In Brief

Rare opportunity to acquire a renovation **PROJECT** in one of the most requested parts of Southsea just around the corner from Canoe Lake and **SEAFRONT**.

The current owner having run this **SUBSTANTIAL** property as a Guest House for many years successfully applied for planning permission to **CONVERT** the property into two individual homes following which the business was closed. Interested parties should be aware the property is being sold in its current format and does not have a kitchen. Interested parties should refer to their solicitor or mortgage lender to confirm suitability for lending. This is truly a remarkable **OPPORTUNITY** to create a family home over several floors including a basement level formerly used by the owners living space with bedroom and shower room.

PLANS which are available for inspection demonstrate the potential which can be unlocked from this project which will suit a purchaser with **VISION** and a passion to create their own home.

At the time of writing the owner is still in the process of separating the properties but any outstanding works would be completed between exchange and completion.

Guide Price **£750,000**

KEY FACTS

TENURE: Freehold

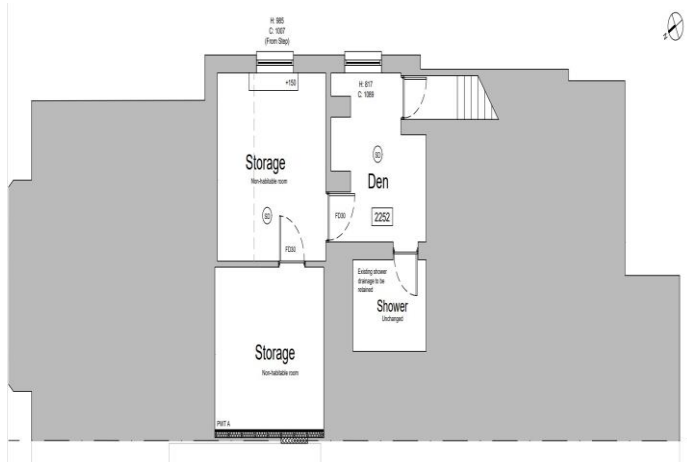
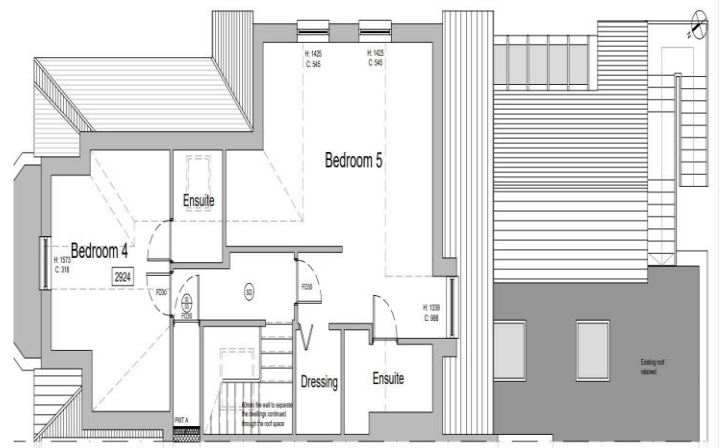
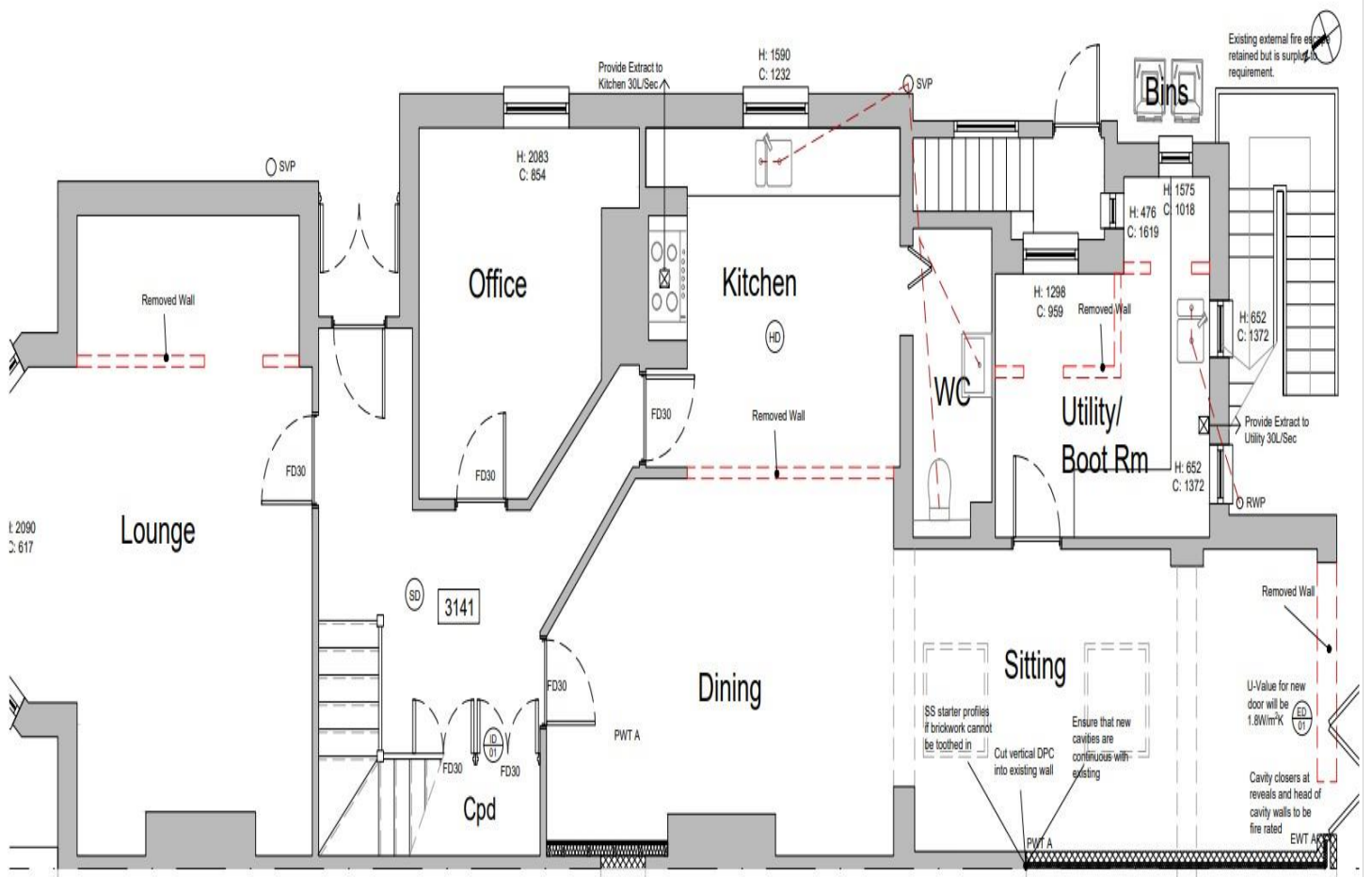
EPC RATING: 'F' Predicted

COUNCIL TAX BAND: To be assessed



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Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



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