















AT A GLANCE

-  HMO Georgian Town House
-  3 - 4 Double Bedrooms
-  Separate Living Area
-  Fitted Kitchen With Breakfast Bar
-  Vicinity Of Portsmouth University
-  Close To Shops, Bars & Restaurants
-  Short Walk To Southsea Common & Sea Front
-  Two Shower Rooms
-  Courtyard Garden
-  Currently Tenanted £1720 PCM





ABOUT THE PROPERTY

Welcome to this elegant and spacious Georgian terraced house, ideally located in close proximity to Portsmouth University. This property holds the esteemed House in Multiple Occupation (HMO) status, ensuring it complies with all necessary regulations for shared living. Currently, the house is tenanted, with four double bedrooms, contributing to a substantial monthly income of £1720.

Interior Features:

The interior boasts a thoughtful design to accommodate shared living. Two well-appointed shower rooms cater to the needs of the occupants, ensuring convenience and comfort. The fully fitted kitchen is not just practical but also stylish, featuring modern appliances and a convenient breakfast bar. This communal space encourages social interaction among the residents. Additionally, there's a cosy living room providing a perfect retreat for relaxation or shared activities.

Outdoor Space:

The property offers a courtyard garden at the rear. This outdoor provides residents with a private and tranquil space to unwind, enjoy outdoor meals, or simply soak up some fresh air. The courtyard adds an extra layer of charm to the property and enhances the overall living experience.





ABOUT THE PROPERTY

Convenient Location:

Situated within a few minutes' walk, residents have easy access to a vibrant neighbourhood. Bars and restaurants in the vicinity offer a diverse range of dining and entertainment options, catering to various tastes and preferences. The proximity to the common provides an opportunity for outdoor activities, leisurely walks, and a connection with nature, enhancing the overall lifestyle appeal of the property.

Community Amenities:

Living in this location provides not only the convenience of nearby amenities but also a sense of community. The property's proximity to Portsmouth University ensures that students and professionals alike can enjoy a dynamic and engaging environment, fostering a sense of belonging and connectivity.

In summary, this Georgian terraced house seamlessly blends historic charm with modern comfort, offering a well-designed and conveniently located residence. Whether you are an investor seeking a property with a steady income or a resident looking for a shared and vibrant living space, this property holds significant appeal.









Green Road, Southsea

Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 5.7 sq m / 61 sq ft
 Total = 105.9 sq m / 1139 sq ft



= Reduced headroom below 1.5m / 5'0

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.



LOCATION

Coastal Beauty: Southsea boasts a picturesque coastline along the English Channel, with a pebble beach that's perfect for leisurely strolls and taking in the fresh sea air. The seafront offers stunning views of the Solent and the Isle of Wight in the distance.

Historic Significance: The town is steeped in history, with several historic sites and landmarks. One of its most iconic attractions is Southsea Castle, a Tudor-era fort with a rich history, including its role in defending England from invasion by the Spanish Armada.

Victorian Architecture: Southsea is known for its beautiful Victorian and Edwardian architecture. The streets are lined with colorful terraced houses, many of which have been well-preserved and add to the town's unique character.

Cultural Hub: It's a cultural hub with a vibrant arts scene. There are numerous galleries, theaters, and cultural events happening year-round, catering to a diverse range of interests.

Shopping and Dining: Southsea offers a variety of boutique shops, cafes, and restaurants, making it a great place for shopping and dining. The Albert Road area, in particular, is known for its eclectic mix of independent shops and eateries.

Green Spaces: Southsea Common is a large open space that stretches along the seafront, providing a great place for picnics, sports, or simply relaxing in the sun. Nearby, you'll find Canoe Lake, a serene spot with swans and paddleboats.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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