





AT A GLANCE

-  Three Generous Bedrooms
-  Two Reception Rooms
-  Modern Bathroom With Shower & W.C
-  Separate W.C
-  Fitted Kitchen
-  South Facing Garden
-  Gas Central heating
-  Double Glazed
-  Excellent Investment Opportunity
-  No Forward Chain!



ABOUT THE PROPERTY

Guide Price £280,000 - £300,000 This impressive Edwardian property, situated just a few minutes' walk from Fratton Train Station and a 10-minute stroll from Portsmouth University and the bustling city shopping centre, combines historic charm with modern convenience. The home features three well-proportioned bedrooms and is impeccably presented, reflecting its excellent condition throughout.

The property is ideal for investors, as it currently operates as an investment property offering superb rental yields. It holds a full HMO (House in Multiple Occupation) license along with C3 and C4 certifications, ensuring it meets all necessary legal requirements for both family occupancy and shared housing.

Inside, you'll find a modern bathroom with a W.C. conveniently located on the ground floor, along with an additional separate W.C., enhancing the property's practicality. The south-facing garden provides a sunny outdoor space, perfect for relaxation or outdoor gatherings.

One of the key advantages of this property is that it is offered with no forward chain, making it an attractive opportunity for both investors and those looking to move in quickly. The property's strategic location, combined with its excellent condition and investment potential, makes it a rare find in the heart of Portsmouth. Whether you're an investor seeking a property with strong returns or a buyer looking for a beautiful home with character, this Edwardian gem is well worth considering.









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.

Community Spirit: The town has a strong sense of community, with various local events and festivals that bring residents together. It has a friendly and welcoming atmosphere, making it a popular place to live and visit.

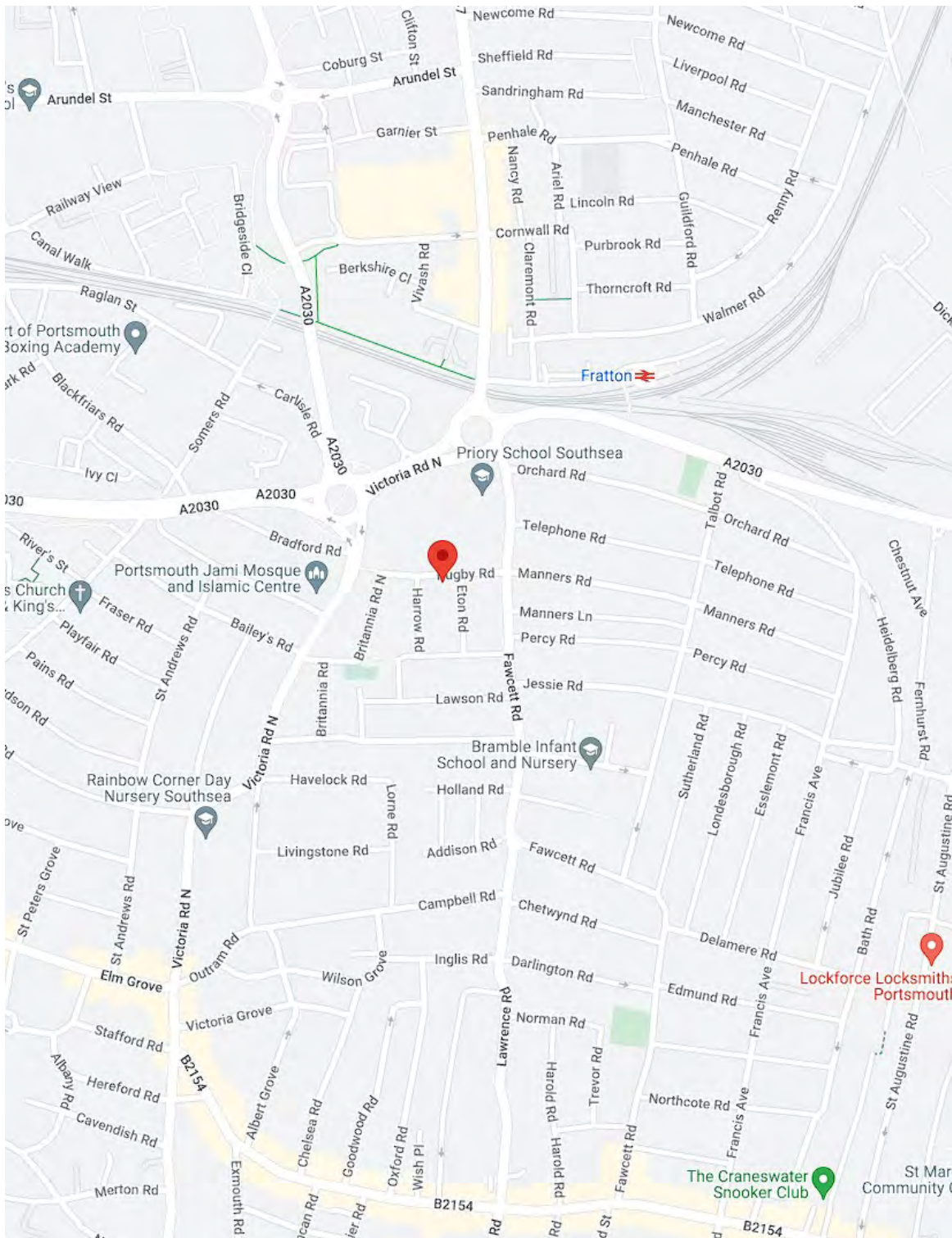


LOCATION

Entertainment and Nightlife: Southsea offers a lively nightlife scene, with a range of pubs, bars, and clubs for those seeking entertainment after dark. It's a popular spot for live music and DJ sets.

Education and Innovation: There are three excellent private schools all within easy walking distance. There are also some state schools conveniently located. Southsea/Portsmouth is also home to the University of Portsmouth, and as such the area has a vibrant student population that contributes to its dynamic atmosphere. The university also plays a role in fostering innovation and research in the area.

Natural Beauty: Beyond the seafront, Southsea is surrounded by natural beauty. The nearby South Downs National Park offers opportunities for hiking and outdoor activities, and the Isle of Wight is just a short ferry ride away for a day trip.





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!

✉ Chris@nexaproperties.com

📞 07770 758589

📷 @christophersmeed

[in](#) Christopher Smeed



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



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

