Ground Floor
Floor area 69.5 sq.m. (748 sq.ft.)

First Floor
Floor area 69.5 sq.m. (748 sq.ft.)

Second Floor
Floor area 61.8 sq.m. (665 sq.ft.)

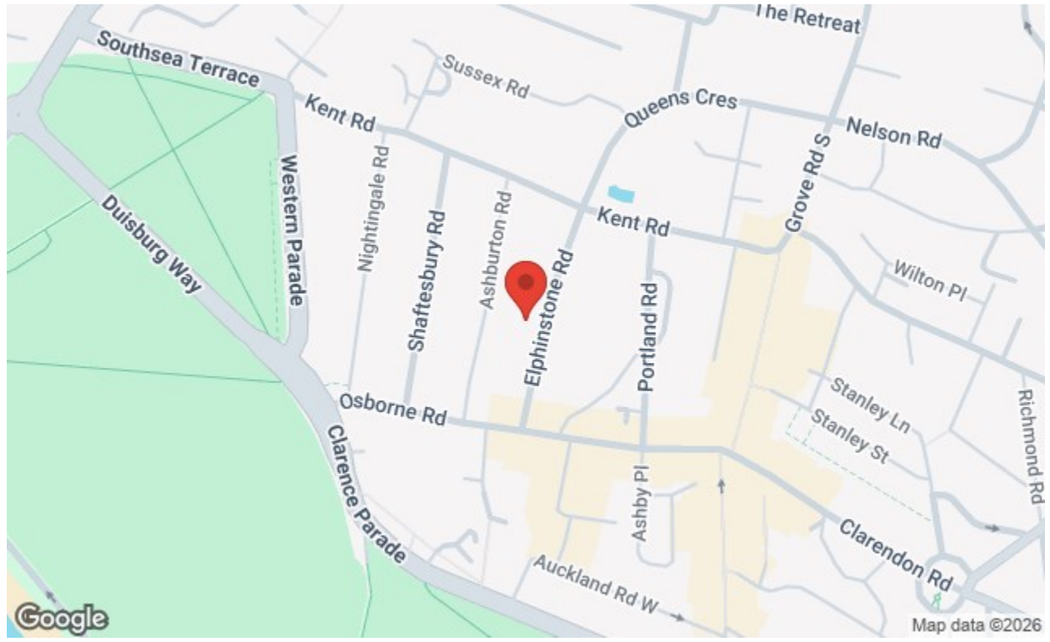
Third Floor
Floor area 60.7 sq.m. (653 sq.ft.)

Outbuilding
Floor area 14.7 sq.m. (158 sq.ft.)

Total floor area: 285.6 sq.m. (3074 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£950,000

Elphinstone Road, Southsea PO5 3HR

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HIGHLIGHTS

- TEN BEDROOM HOTEL
- RARE OPPORTUNITY
- TURN KEY PROPERTY
- YIELD %
- GREAT INVESTMENT OPPORTUNITY
- DRIVEWAY PARKING
- CENTRAL SOUTHSEA
- WALKING DISTANCE TO SEAFRONT
- SHORT WALK TO BARS & RESTAURANTS
- CALL TO VIEW

TEN BEDROOM, TEN BATHROOM HOTEL IN CENTRAL SOUTHSEA WITH PARKING

Blue Star House is an imposing and characterful period semi-detached property situated in the heart of Southsea, one of Portsmouth's most vibrant and sought-after coastal districts. Positioned just moments from Southsea Common and the seafront, the property benefits from a highly desirable location with excellent access to local amenities, transport links and leisure facilities.

The property comprises a substantial multi-room building arranged over several floors, historically configured to provide guest accommodation with approximately 10 letting rooms, alongside a guest lounge, kitchen/breakfast room, ample storage and laundry facilities. Externally, the property benefits from off-road parking to the front and a private courtyard garden to the rear.

The property was originally constructed as a single private dwelling house (Use Class C3), it has been
subsequently been converted and operated for many years as a guest house / small hotel (Use Class C1), providing short-term visitor accommodation. The property continues to be marketed and operated as a C1 hospitality asset, offering serviced accommodation with multiple letting rooms and associated communal facilities.

Blue Star House represents a versatile freehold opportunity, combining an established hospitality use with strong underlying residential value. Its prominent location, scale, and planning flexibility make it suitable for investors, developers, or owner-operators seeking a well-located Southsea asset with multiple exit strategies.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND

LEASEHOLD INFORMATION
Management Company : Lease Length : Ground Rent : Service Charge :
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY TENURE
Freehold / Leasehold - delete as applicable

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

GROUND FLOOR

BEDROOM ONE
14'10" x 12'3" (4.54 x 3.74)

ENSUITE

BEDROOM TWO
14'2" x 11'0" (4.32 x 3.37)

ENSUITE

BEDROOM THREE
9'8" x 8'2" (2.96 x 2.50)

DRESSING ROOM
10'6" x 7'1" (3.21 x 2.17)

ENSUITE

STORE
14'10" x 5'10" (4.54 x 1.80)

WORKSHOP
14'11" x 10'7" (4.57 x 3.23)

FIRST FLOOR

SITTING ROOM
14'10" x 12'3" (4.54 x 3.74)

KITCHEN/ DINING ROOM
18'8" x 14'1" (5.70 x 4.30)

UTILITY ROOM
9'8" x 8'2" (2.96 x 2.50)

SECOND FLOOR

BEDROOM FOUR
14'10" x 13'2" (4.54 x 4.03)

ENSUITE

BEDROOM FIVE
14'1" x 11'10" (4.30 x 3.63)

ENSUITE

BEDROOM SIX
14'1" x 6'3" (4.30 x 1.92)

BATHROOM

THIRD FLOOR

BEDROOM SEVEN
11'1" x 10'4" (3.40 x 3.16)

ENSUITE

BEDROOM EIGHT
13'4" x 7'0" (4.08 x 2.14)

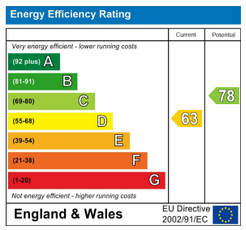
ENSUITE

BEDROOM NINE
11'1" x 9'1" (3.40 x 2.79)

ENSUITE

BEDROOM TEN
12'4" x 7'0" (3.77 x 2.14)

ENSUITE



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