



## 152 Westfield Road

, Southsea, PO4 9ET

### Asking price £325,000

\*\*\* NO FORWARD CHAIN\*\*\*

4 double bedroom home which is presently HMO with 4 bathrooms, communal reception, kitchen and courtyard after being freshly re-developed in the last 12 months, providing an active income of £2,850pcm in rental income, in the desirable area of Southsea.

RICS Residential Survey conducted in Sept '24 at value of £355,000

HMO Licence was obtained with in the last 12 months and renewed in Feb '25, with gas safe & electrical safe certificates in place.

Can easily be re-utilised as a family home if desired or architect and sign off for five bedroom (architect drawings provided FOC).

■ \*\*\*NO FORWARD CHAIN\*\*\*

■ RICS residential Survey in Sept'24 at £355,000

■ Rental Returns Presently £2850pcm

■ Newly Refurbished

■ Popular Southsea Location

■ Communal Garden

■ 4 Bed HMO with 100% occupancy rate

■ Well Presented Throughout

■ Sold as normal residence or HMO (licence renewed Feb'25)

■ 4 Bathrooms

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.





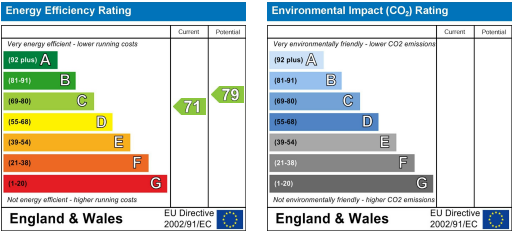
Floor Plan



Area Map



Energy Efficiency Graph



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