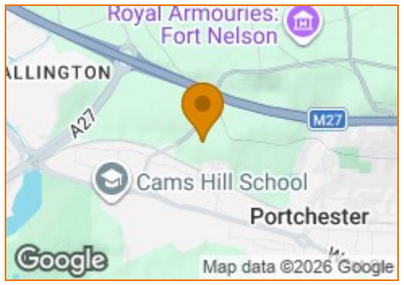
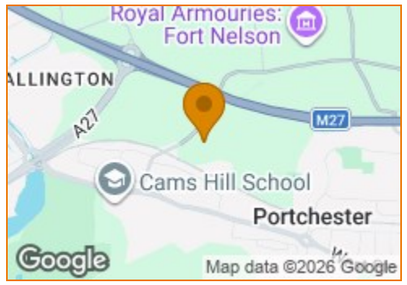
Terrain Map



Hybrid Map

Terrain Map

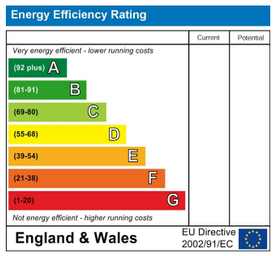


Floor Plan

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS

Down End Road

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Offers Over £695,000

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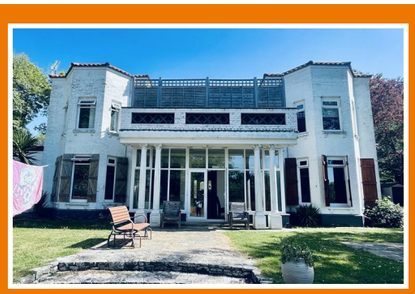

SALE BY INFORMAL TENDER

This impressive detached house offers a unique opportunity for potential buyers. Spanning an expansive circa 4900 square feet, this property has been thoughtfully designed to accommodate a care home, complete with established contracted tenants, ensuring a steady income stream of £70,976.00 per annum for the discerning investor.

The property boasts extensive grounds, featuring beautifully maintained gardens that provide a serene outdoor space for residents and visitors alike. With the versatility of living space distributed across three main floors, as well as a cellar and a roof terrace, this home offers ample room for residents, staff, operational activities and functions.

The layout is both practical and inviting, making it suitable for its current use or for conversion into a stunning family residence, should one desire (subject to the current lease and planning).

Of particular note, the roof terrace offers a delightful vantage point to enjoy the surrounding views of the gardens..

This property is being offered by way of informal tender, with closing bids due by June 5th at 12.00 in writing.

This is a rare chance to acquire a substantial and versatile property in a desirable location. Whether you are looking to invest in a thriving care home or seeking a spacious family home, this property is sure to impress. Do not miss the opportunity to explore the possibilities that await at this remarkable Fareham residence.

INFORMAL TENDER PROCESS

“Sealed bids” to be submitted by June 5th at 12.00 noon. Please contact this office to receive the tender form which is to be filled out in full and submitted to admin@boultonsestategaents.co.uk.
This is a confidential bidding process and subject to contract.

TENURE

We understand that the property is a freehold arrangement.

VACANT POSSESSION

There is an existing commercial lease in place. Details of which will be provided here soonest.

GROUND FLOOR

ENTRANCE PASSAGEWAY
4'6" x 3'3"

LOUNGE/SITTING AREA
30'1" x 19'2"
Decorative rustic brick fireplace and mantle.

CONSERVATORY
20'5" x 9'1"

COMMUNAL KITCHEN
23'8" x 14'4"
With a range of wall and base units with stainless steel bar handle trim, working surface, twin double ovens side by side, two electric hobs, two extractor canopies, rustic brick decorative feature fireplace with distress oak mantle, uPVC double glazed door leading to the exterior of the property.

LARDER ROOM
4'9" x 6'1"
Housing the Panasonic boiler, space for American style fridge/freezer.

STAFF WC
4'9" x 5'
With secure key code entry, push button flush wc, pedestal hand wash basin with mixer tap, aqua-board style splashbacks and a uPVC double glazed window with privacy glass inset.

OFFICE/DISPENSERY
6'7" x 7'9"
With base units, work tops, cupboard storage and secure door off the lounge.

LAUNDRY ROOM
14' x 9'9"
COSHH cupboard, door leading to the exterior of the building, two uPVC double glazed windows, base level units, working surfaces, 1.5 bowl sink with mixer tap over, commercial grade power and plumbing, tiled floor covering.

UTILITY CENTRE
Housing the Three Phase fuse board and meter along with the cylinder, uPVC double glazed window

BEDROOM 1
14'8" x 16'5" max into the bay
uPVC double glazed insets in the bay, decorative coving, cornices, wall mounted heater and an internal door to wet room style shower room

SHOWER ROOM
8'2" x 6'
Non-slip wet room shower floor, hand held shower, 3/4 aqua-board style tiled walls, low flush wc.

BEDROOM 2
10'9" x 9'7"
Independent uPVC double glazed door leading out to the gardens, timber framed double glazed window to the gable, uPVC double glazed window and plaster molded detail to the ceiling.

BATHROOM
9'7" x 5'7"
Pedestal hand wash basin, low flush wc, panel bath with mixer tap, non-slip style floor and 3/4 aqua-board panelling to the walls.

FLAT 6 ENTRANCE LOBBY
7'2" x 4'4"
With column radiator, uPVC double glazed picture window and front door, internal door leading to wc.

WC
3'9" x 3'5"
Corner basin, low flush wc, instant electric hot water tap, uPVC double glazed window with privacy film.

LOWER GROUND FLOOR

KEEPING CELLAR
9'5" x 11'9" average
With ultra violet water purification/steraliser unit (AS water from a private bore hole).

FIRST FLOOR

BEDROOM 5
13'9" x 10'3"
Independent ground floor access via a uPVC double glazed door, staircase rising to the first floor. Access door to first floor landing, internal door leading to the kitchen and lounge. Central heating radiator and cover, uPVC double glazed window and French doors leading out to a private balcony.

BATHROOM
7'5" x 4'4"
With panel bath with shower over, low flush wc, corner basin with mixer tap, aqua-board panelling, non-slip wet room style floor.

BEDROOM 4
NOT INSPECTED

SHOWER ROOM
NOT INSPECTED

BEDROOM 3 LOUNGE
14'3" x 14'2"
uPVC double glazed window to the gable end, central heating radiator, semi open plan to the kitchen area.

KITCHENETTE
5'7" x 5'3"
uPVC double glazed window, fitted white base units with stainless steel bar handle trim, working surfaces, stainless steel sink with mixer tap, part tiled splashbacks.

BEDROOM 3
14'1" x 12'1
Radiator with cover, uPVC double glazed window, coving and an internal door to the en suite shower room.

WET ROOM/SHOWER ROOM
5'6" x 6'1"
Wet room style shower with aqua-board style splashbacks/walls, low flush wc, pedestal hand wash basin, shower, non-slip floor and a uPVC double glazed window.

LOUNGE/BEDROOM 6
19'4" max into bay x 13'8" max
With plaster moulded detail, uPVC double glazed windows.

KITCHENETTE
10' x 6'9"
Fitted with wall and base units with stainless steel bar handle trim, working surfaces, stainless steel with mixer tap, uPVC double glazed window, radiator and cover.

BEDROOM 6
9'9" x 9'3"
With radiator and cover, uPVC double glazed window with fitted blinds, recessed book shelf, sliding door leading to en suite bathroom.

EN SUITE BATHROOM
3'9" x 9'9"
With low flush wc, corner bath with mixer tap and hand held shower attachment, pedestal hand wash basin with mixer tap, aqua-board style splashbacks, uPVC double glazed window, wall mounted electric heater.

CONFERENCE ROOM (First floor)
13'9" x 10'
uPVC double glazed windows and a column style radiator.

TOP FLOOR
14'9" x 8'6"
uPVC double glazed French doors leading out onto the flat roof, loft hatch (not inspected at the time of the appraisal), turned feature staircase descending to the first floor accommodation and an internal door leading to an office and work space (not accessed at the time of the inspection).

OFFICE/LOBBY WORK SPACE
5'2" x6'9"
With an internal door leading to secure work space and office

WORK SPACE
18'4" x 14'1" max
uPVC double glazed window, plaster molded ceiling.

OFFICE
9'4" x 7'
uPVC double glazed window and a central heating radiator.

ROOF TERRACE
A large flat roof space is a roof top garden style arrangement.

AGENTS NOTES
Detail provided here are provided in good faith and not all rooms were easily accessible during the inspection/appraisal.