

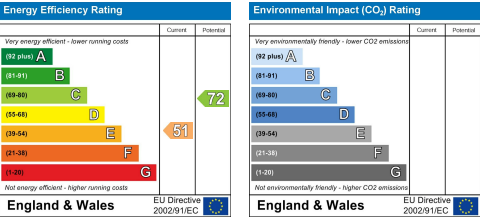


Floor Plan



TOTAL FLOOR AREA : 2102 sq.ft. (195.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



7 St. Edwards Road
Southsea, PO5 3DH

We are pleased to welcome to the market this six bedroom end of terrace property located in St Edwards Road, Southsea.

The property was once a large family home with four floors of accommodation and could well be restored to one again if required.

Currently it is a 6 bedroom HMO rented to students paying £2700PCM. This generates a yearly income of £32,400.

In total the property features two kitchens, two bathrooms, a large lounge diner and six bedrooms. Externally there is a courtyard garden with rear access.

There are local shops nearby and the seafront is a short stroll away.

For more information or to arrange a viewing please call Castles today.

Offers over £450,000



02394318899



www.castlesstates.co.uk



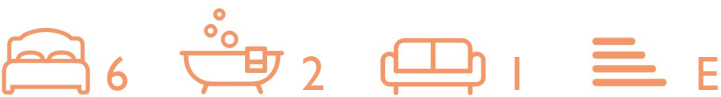
2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

7 St. Edwards Road
Southsea, PO5 3DH



- SIX BEDROOM HOME
- TWO KITCHENS
- FOUR FLOORS OF ACCOMODATION
- CLOSE TO LOCAL SHOPS
- CURRENTLY LET FOR £32,400 PER ANNUM
- TWO BATHROOMS
- LARGE CHARACTER PROPERTY
- SHORT WALK TO SOUTHSEA SEAFRONT

KITCHEN
11'9" x 9'6" (3.6 x 2.9)

UTILITY ROOM
7'6" x 5'2" (2.3 x 1.6)

BATHROOM
7'6" x 5'6" (2.3 x 1.7)

W/C
3'11" x 2'11" (1.2 x 0.9)

KITCHEN
8'10" x 7'10" (2.7 x 2.4)

LIVING ROOM
21'3" x 15'5" (6.5 x 4.7)

BATHROOM
6'2" x 5'2" (1.9 x 1.6)

BEDROOM 1
15'5" x 14'9" (4.7 x 4.5)

BEDROOM 2
12'9" x 7'10" (3.9 x 2.4)

BEDROOM 3
12'5" x 9'6" (3.8 x 2.9)

BEDROOM 4
12'5" x 9'6" (3.8 x 2.9)

BEDROOM 5
12'9" x 11'1" (3.9 x 3.4)

BEDROOM 6
15'5" x 14'5" (4.7 x 4.4)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

