



16 Eton Road
Southsea, PO5 1SQ
Asking Price £250,000

cogroves

Sales, Rentals and Block Management

16 Eton Road, Southsea, PO5 1SQ

4 BEDROOM HMO WITH C3 & C4 LICENCE, LOCATED IN THIS REQUESTED AREA POPULAR FOR INVSTEMENT PURCHASES. CURRENTLY RENTED FROM 1ST SEPTEMBER 2025 FOR 11 MONTHS AT £1850PCM WHICH BRINGS IN AN ANNUAL GROSS YIELD OF 8.14% The ground floor comprises a bright and spacious lounge, a modern fitted kitchen with access to a private rear garden, a shower room, and one generous double bedroom. Upstairs, the property offers three further double bedrooms, all well-sized and ideal for sharers. Perfectly positioned close to local amenities, transport links, and within easy reach of the seafront and university.

Entrance Lobby

3'8 x 2'10 (1.12m x 0.86m)
Front door leading to lobby, door leading to:

Hall

Door to bedroom 4 and opening to lounge.

Bedroom 4

10'5 x 9'4 (3.18m x 2.84m)
Double glazed window to front, radiator, meter cupboard housing electric consumer unit.

Lounge

10'5 x 12'8 (3.18m x 3.86m)
Double glazed window to rear, two radiators.

Inner Hall

Double glazed window to side, radiator, stairs to first floor with understairs storage cupbaord.

Kitchen

10'5 x 8'2 (3.18m x 2.49m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Oven, hob, extractor, washing machine, fridge freezer, wall mounted Ideal gas boiler, part tiled walls, vinyl flooring, radiator, double glazed window to side, door to garden.

Shower Room

8'2 x 7'9 (2.49m x 2.36m)
Double shower cubicle, WC, wash hand basin, vinyl flooring, double glazed

window to rear, spotlights, heated towel rail.

First Floor Landing

Double glazed window to side, hatch to loft, radiator.

Bedroom 1

12' x 11'10 (3.66m x 3.61m)
Double glazed window to front, radiator.

Bedroom 2

10'7 x 9'8 (3.23m x 2.95m)
Double glazed window to rear, radiator.

Bedroom 3

9'9 x 8'1 (2.97m x 2.46m)
Double glazed window to rear, radiator.

Garden

Enclosed rear garden with walled boundaries.

Additional Information

Tenure: Freehold

Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance

only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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