




£370,000
32 Playfair Road
Southsea, PO5 1EQ

INVESTMENT BUYERS! An excellent student property within the heart of the prime student area of Southsea. Situated along Playfair Road, this mid-terraced property has an HMO License and Class C4 Planning in place. The property, which was previously let to six students generating an annual gross income of £30,000, is currently offered with vacant possession but provides a great opportunity for someone looking for an investment property for the new academic year. In addition to the six rentable bedrooms, the property also comprises a modern fitted kitchen, two separate shower rooms plus two additional WCs and a 13ft x 11ft (approx.) living room. Benefits include double glazing and gas central heating. To the rear of the property you will find a fully enclosed courtyard garden. Contact our Southsea branch today to arrange your internal viewing!

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HALLWAY Consumer unit and electric meter, stairs to first floor landing, under stairs storage cupboard, doors to all rooms, box housing gas meter, decorative corbels, double glazed door to garden.

BEDROOM ONE 14' 10" into bay x 13' 3" into recess (4.54m x 4.05m) Double glazed bay window to front elevation, radiator, laminate flooring, wash basin in vanity unit with mixer tap, tiled to principal area.

BEDROOM TWO 13' 2" into recess x 10' 7" (4.02m x 3.23m) Double glazed window to rear elevation, radiator, wash basin in vanity unit with mixer tap, laminate flooring.

LOUNGE 13' 5" into recess x 10' 11" (4.11m x 3.33m) Double glazed window to side elevation, radiator, laminate flooring.

KITCHEN 9' 1" x 10' 10" (2.77m x 3.31m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, electric hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, radiator, vinyl flooring, double glazed window to side elevation.

SHOWER ROOM ONE 7' 3" x 3' 2" (2.22m x 0.98m) Shower cubicle with sliding door and thermostatic shower, tiled to principal areas, laminate flooring.

SHOWER ROOM TWO 7' 3" x 5' 9" (2.22m x 1.76m) Shower cubicle with thermostatic shower, wash basin, partly tiled walls and laminate flooring, heated towel rail.

WC Close coupled WC, wash basin, laminate flooring.

FIRST FLOOR LANDING Carpeted, doors to all rooms, mains wired fire/smoke detector and emergency lighting, loft access.

BEDROOM THREE 11' 8" x 18' 4" into recess (3.56m x 5.59m) Double glazed window to front elevation, radiator, laminate flooring, wash basin in vanity unit.

BEDROOM FOUR 13' 1" into recess x 10' 6" (4.01m x 3.21m) Double glazed window to rear elevation, radiator, laminate flooring, wash basin in vanity unit.

WC 2' 11" x 4' 11" (0.89m x 1.52m) Obscure double glazed window to side elevation, close coupled WC, wall mounted wash basin, tiled to principal areas and laminate flooring.

BEDROOM FIVE 13' 7" into recess x 7' 11" (4.15m x 2.43m) Double glazed window to side elevation, radiator, laminate flooring, wash basin in vanity unit.

BEDROOM SIX 9' 1" into recess x 10' 11" (2.78m x 3.33m) Double glazed window to rear elevation, wash basin in vanity unit.

COURTYARD GARDEN Enclosed by brick walls, mainly laid to paving with raised plant border.



GROUND FLOOR

1ST FLOOR



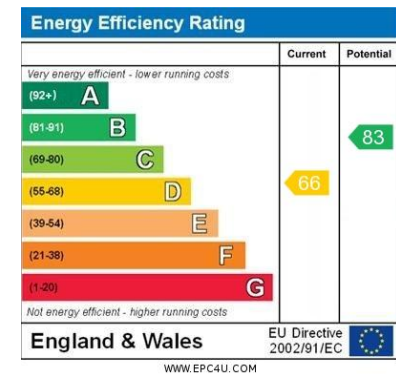
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk