

**Southsea**  
**24 Merton Road,**  
**Portsmouth,**  
**Hampshire**  
**PO5 2AQ**

- **A Freehold Mid Terrace Four Storey Victorian House**
- Total Floor Area extending to Approximately 327 sq m (3,521 sq ft)
- South facing 'L' shaped Walled Garden
- Possible Potential for Conversion of Existing to provide Flats and/or HMO Accommodation, subject to obtaining all necessary consents

**Vacant Possession**



**Tenure**

Freehold.

**Location**

The seaside resort of Southsea is located to the south of Portsmouth city centre. The property is located on the south side of Merton Road, which runs between Victoria Road South and Grove Road South. A variety of shops and amenities is readily available in Southsea, including two national department stores. Attractions include the Kings Theatre, a regional theatre built in 1907, and Southsea beach with its two piers both housing amusement arcades. Portsmouth and Southsea Station provides regular Rail services to London Waterloo. A regular hovercraft service to the Isle of Wight runs from Southsea seafront.

**Description**

The property comprises an attractive mid terrace house arranged over lower ground, raised ground and two upper floors. The property benefits from a sunken forecourt and south facing 'L'-shaped walled garden.

**Accommodation**

**Lower Ground Floor** – Reception Room, Kitchen/Diner

**Ground Floor** – Two Reception Rooms, WC

**First Floor** – Two Bedrooms (one with En-Suite Shower Room and WC), Bathroom, WC

**Second Floor** – Three Bedrooms (one with En-Suite WC), Shower Room, WC

The property was not measured by Allsop. We are informed by the seller that the property extends to approximately 327 sq m (3,521 sq ft). A copy of the floor plan is available from the Auctioneer upon request. Please email [tom.wright@allsop.co.uk](mailto:tom.wright@allsop.co.uk) using subject 'Lot 206 Floorplan'

**Planning**

Local Planning Authority: Portsmouth City Council.

Tel: 02392 834334.

Email: [planningapps@portsmouthcc.gov.uk](mailto:planningapps@portsmouthcc.gov.uk)

The property may afford potential for conversion of existing to provide flats and/or HMO accommodation, subject to obtaining all necessary consents.

**To View**

The property will be open for viewing every Tuesday and Friday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register.

(Ref: MW).

**Seller's Solicitor**

Messrs Stillwell Solicitors

(Ref: Mr K. Reynolds).

Tel: 02380 727174.

Email: [kr@stillwellslaw.co.uk](mailto:kr@stillwellslaw.co.uk)

**VACANT – Freehold Building**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.