Nesbits

Established 1921

351 Fawcett Road, Southsea, PO4 0LE

For auction Guide Price £175,000 to £180,000

351 Fawcett Road, Southsea, PO4 0LE

TO BE SOLD BY PUBLIC AUCTION on the 20th OCTOBER 2026 at The Queens Hotel, Southsea.
GUIDE PRICE: £175,000-£180,000.
Of interest to builders and investors in particular: the well-situated TWO BEDROOM (formerly 3) PROPERTY with large upstairs bathroom, replacement double-glazing, gas central heating and easterly garden; NOW REQUIRING GENERAL MODERNISATION. Fawcett Road runs from Fratton Bridge to Albert Road, No. 351 being on the east side and just north of the junction with Wyndcliffe Road. This predominately residential location is some half a mile only from The Seafront and within comfortable reach of the wide-ranging public amenities provided by Central Southsea. This inner-terrace house has brick and rendered elevations under a modern tiled roof, the facade incorporating enclosed porch and square bay window. It stands behind a shallow forecourt, whilst to the rear is an average-sized garden with walled surround.

As stated, this opportunity will now reward a programme of repair and refurbishment, upon completion of which lending itself to re-sale or lucrative letting (with a projected rental return of around £1,300 p.c.m.). Full details are as follows:

UPVC front door to:

LOBBY
Part-glazed inner door to:

THROUGH LOUNGE/DINING ROOM
27.0 x13.4 (88'7" x 44'0")
UPVC replacement double-glazing to square bay window. Two double panel radiators. Coved, textured Artex ceiling. Stairs to first floor. Doorway to:

INNER HALL

CLOAKROOM & W.C.
8.6x5.3 (28'3" x 17'5")
Handbasin, low flush w.c. UPVC replacement obscure double-glazed window to side elevation.

KITCHEN
15'0 x 8'3 (4.57m x 2.51m)
Fitted and equipped. Double-glazed window to rear elevation. 'Worcester' gas fired central heating boiler. Double-glazed door to garden.

FIRST FLOOR

LANDING
Access to LOFT SPACE.

BEDROOM ONE
13.10 x 12.1 (43'0" x 39'8")
(Front, double). Double-glazed window. Single panel radiator.

BEDROOM TWO
11.11x10.0 (36'5" x 32'10")
(Middle, double). Double-glazed window to rear elevation. Single panel radiator.

LARGE BATHROOM & W.C.
9.5x8.2 (31'2" x 26'11")
(Being the former 3rd Bedroom). White suite comprising: panelled bath, handbasin, low flush w.c. Obscure double-glazed window to rear elevation.

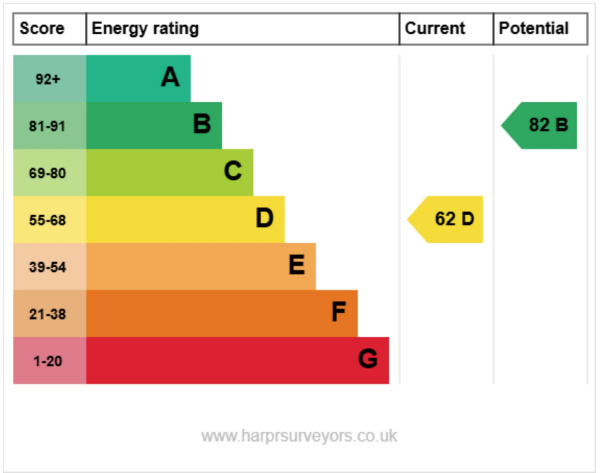
OUTSIDE
32.6x13.3 (106'11" x 43'8")
FRONT: Shallow forecourt.
REAR: Average-sized garden with walled surround and easterly aspect.

COUNCIL TAX
Band 'B' - £1,782.44 p.a. (2026/27).

EPC
Energy Rating 'D' (Floor Area 97 sq m approx).

VIEWING
By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18045/064431)

ADDITIONAL AUCTION COSTS
A Buyer's Premium of £600 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).



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