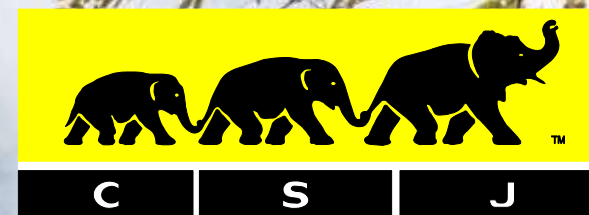


For Sale  
Investment / Development Opportunity  
Guide Price £600,000

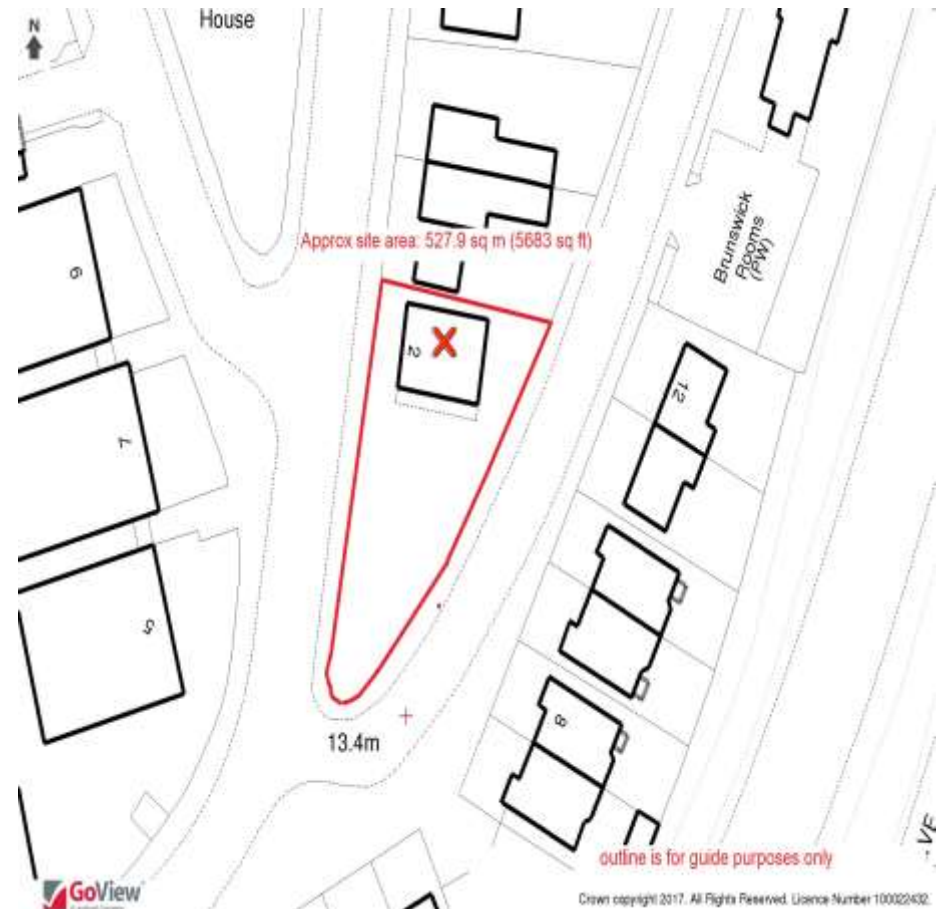


2 & 2a Belmont Road, Portswood, Portsmouth, SO17 2GE

!! FULLY REFURBISHED !! Freehold investment / development opportunity in a sought-after Southampton location.



Location	<p>Sought after location with St Denys train station and Portswood High Street both less than a five minute walk away from the property.</p> <p>Access to Southampton City Centre and the University of Southampton is also extremely convenient making this property ideal for either investors or developers</p>
Description	<p>Substantial detached freehold property on a plot extending to approximately 530 sq m</p> <p>The property currently comprises 7 bedrooms, 2 full size kitchens, and self-contained studio flat all of which have undergone a scheme of refurbishment works by the current owners</p> <p>Producing £3,500 pcm rent excluding bills</p> <p>Available chain free with vacant possession.</p>
Terms	Guide Price £600,000 Freehold
Legal Costs	Each party are responsible for their own legal expenses
Viewing	<p>Strictly by appointment only Contact Chris Jones or Matt Pomeroy at Sole Agents CSJ Property on 020 8296 1270</p> <p><a href="mailto:chris@csj.eu.com">chris@csj.eu.com</a> / <a href="mailto:matt@csj.eu.com">matt@csj.eu.com</a></p>
Planning	<p>An application was recently refused by Southampton Council under REF: 17/00779/OUT for</p> <p>Erection of a 3-storey building to create 9 flats (6x 1-bed, 3x 2-bed) with associated parking and cycle/refuse storage, following demolition of existing (outline application seeking approval for Access, Appearance, Layout and Scale)</p> <p>It would appear that not much consideration was given to planning policy and design and that a fresh approach with the right professional team would see a complete redevelopment of the site being accepted by the Council</p>
Other	<p>Disclaimer: CSJ, our clients and any joint agents give notice that:</p> <ol style="list-style-type: none"> <li>1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.</li> <li>2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and CSJ have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise</li> </ol>



**020 8296 1270**



**newhomes@csj.eu.com**

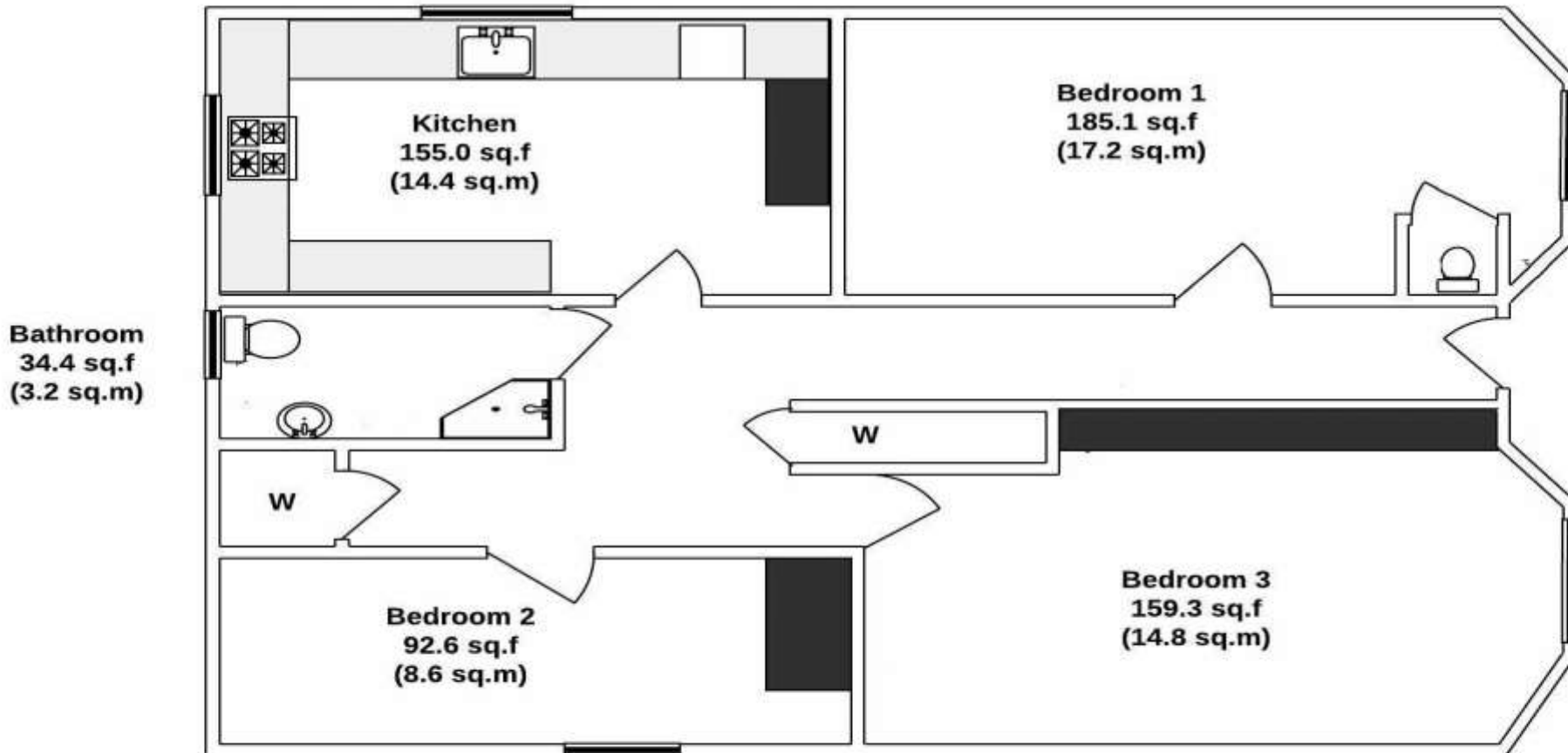


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**61 High Street, Colliers Wood, London, SW19 2JF**

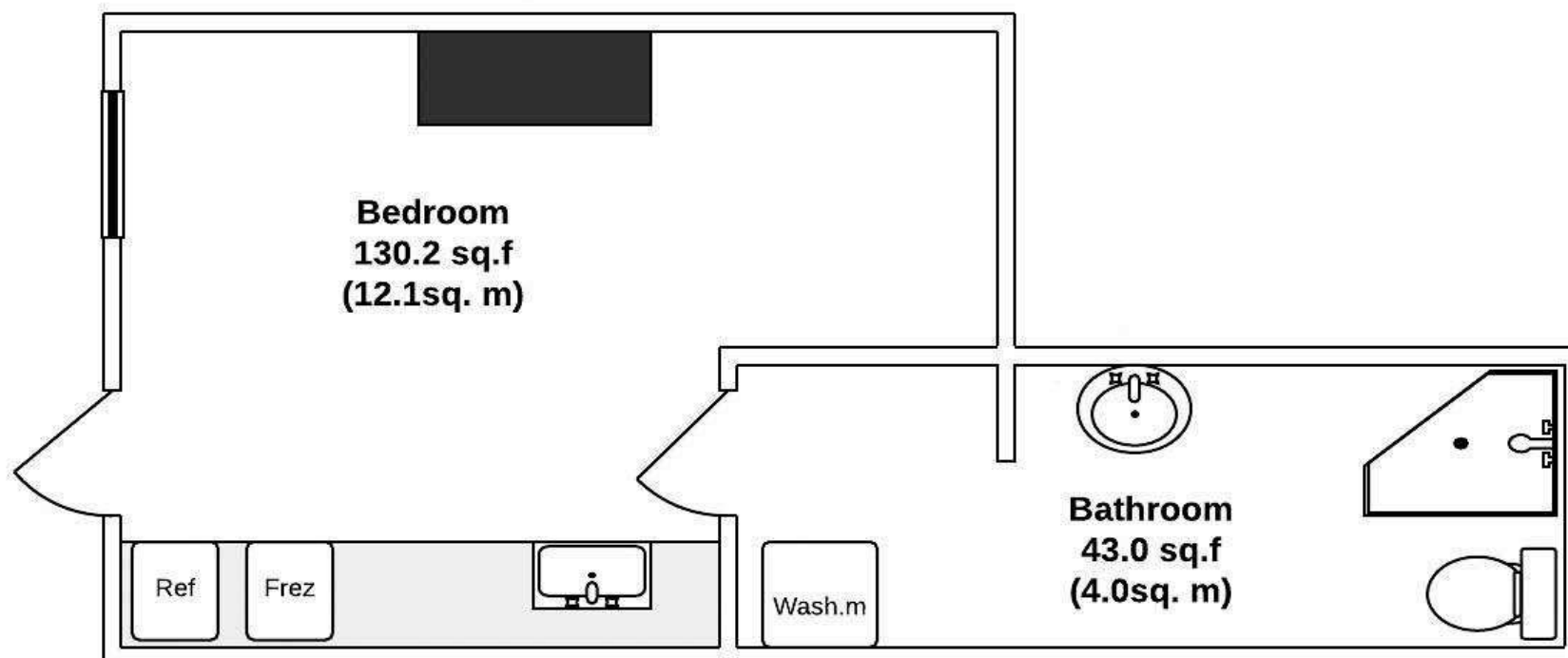
**Floor Plan, 2**  
Ground Floor  
Total Approximate Floor Area  
721.2 sq.f  
(67.0 sq.m)



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. 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 longer guarantee as to their operability or efficiency can be given.

**Total  
Approximate Floor Area**

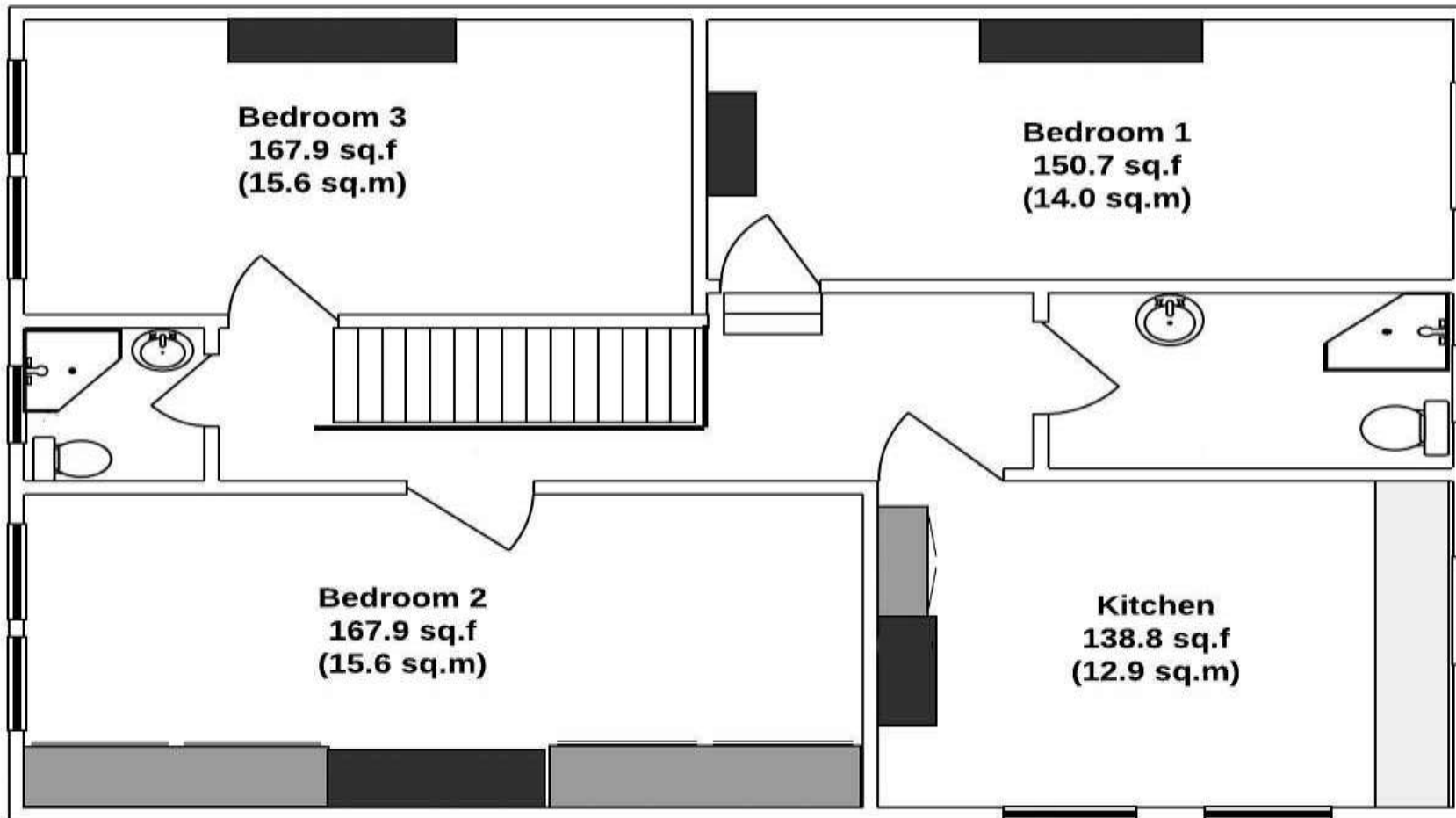
**174.4 sq.f  
(16.2 sq. m)**



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# Floor Plan, 2A

1st Floor  
Total Approximate Floor Area  
721.2 sq.f  
(67.0 sq.m)



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**Floor Plan, 2A**  
**2nd Floor**  
**Total Apprximate Floor Area**  
**265.9 sq.f**  
**(24.7 sq.m)**




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