



RESIDENTIAL POTENTIAL STPP

53 KENT ROAD, SOUTHSEA, PORTSMOUTH, PO5 3EL

OFFICE / RESIDENTIAL / SEMI-DETACHED FOR SALE

3,488 SQ FT (324.05 SQ M)



Summary

GRADE II LISTED OFFICE BUILDING WITH PARKING IN PRIME RESIDENTIAL LOCATION

Available Size	3,488 sq ft
Price	Offers in excess of £950,000
Rates Payable	£14,796 per annum
Rateable Value	£34,250
EPC Rating	D (89)

- Central Southsea Location
- Could suit conversion to residential STPP
- Parking to the front and rear
- Arranged over four floors
- Grade II listed with original features
- Rare opportunity
- Local amenities within walking distance



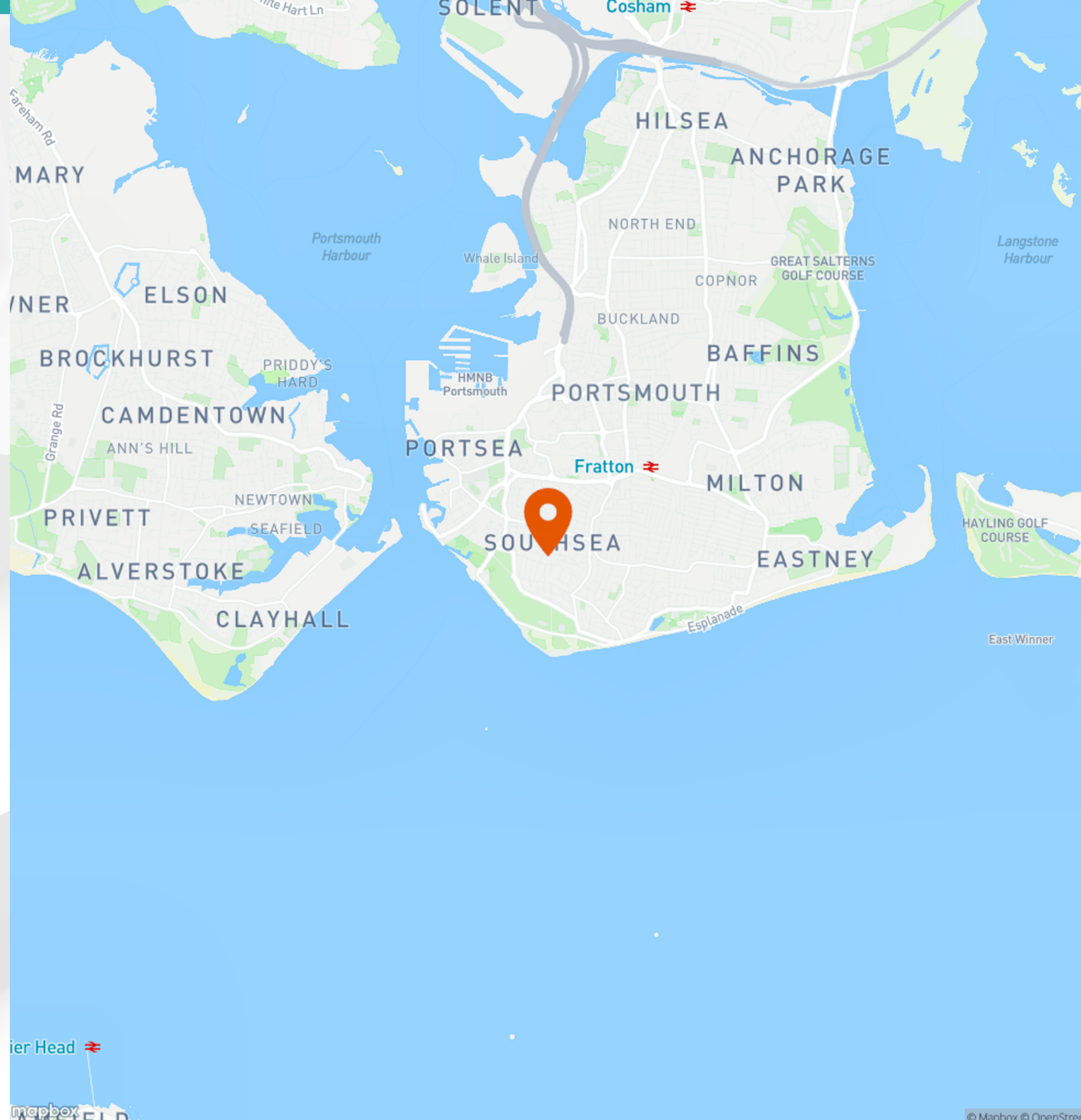
Location



**53 Kent Road, Southsea,
Portsmouth, PO5 3EL**

Kent Road occupies a highly desirable position within one of Southsea's most established residential neighbourhoods, just moments from the vibrant heart of the district. Perfectly placed for both convenience and lifestyle, the property is within easy walking distance of the lively cafés, boutique shops and restaurants of Palmerston Road. Southsea is renowned for its attractive period architecture, relaxed coastal atmosphere and thriving independent scene, offering a unique blend of seaside charm and urban convenience. Excellent transport links provide straightforward access into Portsmouth city centre and onward rail connections to London, making the area popular with professionals, families and investors alike.

This sought-after location combines the best of coastal living with a vibrant community setting, placing everyday amenities, leisure facilities and the seafront all within easy reach.





Further Details

Description

53 Kent Road is a charming Grade II Listed semi-detached villa, situated within the highly desirable Owens Conservation Area in central Southsea. Built in 1844, the property displays many of the distinctive architectural features associated with this renowned Portsmouth architect, including attractive elevations, multi-pane sash windows and impressive high ceilings.

Currently arranged as office accommodation, the property provides a series of well-proportioned cellular office suites together with WC facilities, a kitchenette and generous on-site parking to both the front and rear.

Extending to just under 3,500 sq ft (325.16 sq m), the accommodation is arranged over four floors. The lower ground floor comprises three individual rooms currently used for storage, along with a former coal room, kitchenette and WC facilities. The ground floor features a glazed reception entrance leading into a central hallway which provides access to three spacious rooms presently configured as office space.

The first and second floors offer similar cellular office accommodation, including a larger room currently utilised as a boardroom/meeting space. Throughout the building, rooms benefit from excellent natural light via multi-pane windows, together with carpeted flooring and modern LED lighting.

Externally, the property benefits from a large tarmac parking area to the front, accessed directly from Kent Road.

Side access leads to the rear of the property where there is a garage/outbuilding and substantial additional parking.

Ideally located close to Palmerston Road's main shopping precinct, the property offers excellent potential either as a self-contained office headquarters or, subject to the necessary planning consents, a beautiful family home. Southsea seafront is within a short walk, along with excellent private schooling and the many restaurants, bars and cafés that make this one of Southsea's most fashionable areas.

The property also boasts a fascinating piece of literary history, having previously been owned by Arthur Conan Doyle, best known for creating the iconic detective Sherlock Holmes.

Legal costs

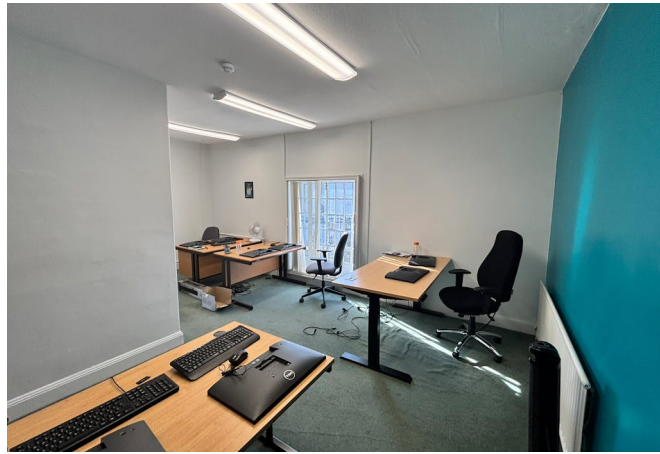
Each party to be responsible for their own legal costs incurred in the transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Tenure

The freehold interest is available to purchase.





Enquiries & Viewings



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