



Guide Price: £57,500+

### Ground Floor Studio Flat

Flat 1, Clare House  
Grove Road  
Southsea, PO5 1JL

### OVERVIEW

For sale by online auction, a ground floor studio flat which is to be sold with the tenant in situ.

There is separate ensuite bathroom adjacent to the entrance, with the remaining accommodation being open plan. The kitchen area is on the right hand side of the flat next to the bathroom.

A set of double doors within the main living space open up on to a private courtyard area which has been paved and accommodates a garden shed.

The property is to be sold with the tenant in situ, therefore suitable for investment purposes only. The rent payable on the tenancy agreement is £850 per calendar month.

Southsea is located in the south of Portsmouth and the property is situated on the west side of Grove Road North, off Elm Grove.

### Floor Area

Total floor area: 25 m<sup>2</sup> / 269 ft<sup>2</sup>  
(taken from floor plan)

## Lot No.5

Auction date: 8 & 9 April 2026

### Council Tax

Rated within council tax band A.

### EPC

The property is rated within band D and expires on the 9th of June 2035 <https://find-energy-certificate.service.gov.uk/energy-certificate/5009-3585-3712-0096-7202>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Long leasehold for a term of 125 years from 11th November 1986. The ground rent is currently £50 pa increasing to £75 in 2026 for another 40 years.

### Rent

The rent is currently £850 pcm (£10,200 per annum reflecting a gross yield of 17.75%

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### Buyers Premium

3% (min.£4,500) inc. VAT

### Deposit

10% deposit payable in addition to the Buyer's Premium

### FEATURES

- Online auction date 8 & 9 April 2026
- Ground floor studio flat
- Private courtyard area
- Suitable for investors only
- Gross yield of approx 17.75%
- Guid price £57,500+
- To be sold with the tenant in situ
- Rental income of £850 pcm
- Car parking space included
- Current ground rent of £50 pa

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