



DOWBUSZ
P R O P E R T Y

Benefits of Property Investment



Passive Income



Growth Potential



Stability

*ARE YOU READY FOR PROPERTY
INVESTMENT?*

New Type of Investment:

Service Accommodation

SERVICE ACCOMMODATION

Conversion of a 2-bedroom terraced house into a 3-bedroom home

SOUTHSEA- PORTSMOUTH

Conversion of Two Bedrooms into Three Bedrooms on the First Floor.

Return on Investment Calculated Based on 65% Occupancy Over a Year in 4 Rooms (3 Bedrooms on the First Floor and 1 on the Ground Floor, Converted from an Existing Reception Room).

This description explains that the project involves converting the existing two bedrooms into three on the first floor. The return on investment is calculated with the assumption that the property will achieve 65% occupancy throughout the year, utilizing all four rooms: three bedrooms on the first floor and an additional bedroom on the ground floor, which has been adapted from a reception room.

Details

Building type.....2 bed terraced house

Construction Type..... Standard

Tenure..... Freehold

Heating Type.....Gas Central

Reason of Sale..... No reason

Occupier..... Empty

Refurbishment.....Major + conversion

Numbers

UK RESIDENCE ONLY

Purchase Price	£235 000
25% Deposit	£58 750
Stamp Duty (3%)	£7 050
Refurbishment	£59 000
Legal Fees	£3 500
Broker	£900
Done Up Value (DUV)	£320 000
Monthly rental income	£3500
Monthly Net Income	£1650
Management 20%	£600
ROE	~21.29%
TOTAL INVESTMENT COST (BTL)	~£131 400
Sourcing Fee	£5000
Project Management Fee	£4500

Refurb

- Heating and plumbing
- New Boiler
- Plastering and Painting
- Flooring/ Carpets
- New kitchen
- Bathroom conversion to bedroom
- Electric installation
- Equipment and setup
- Garden
- Certificates

2 BED TERRACED HOUSE (conversion to 3 bed)

PP £235 000

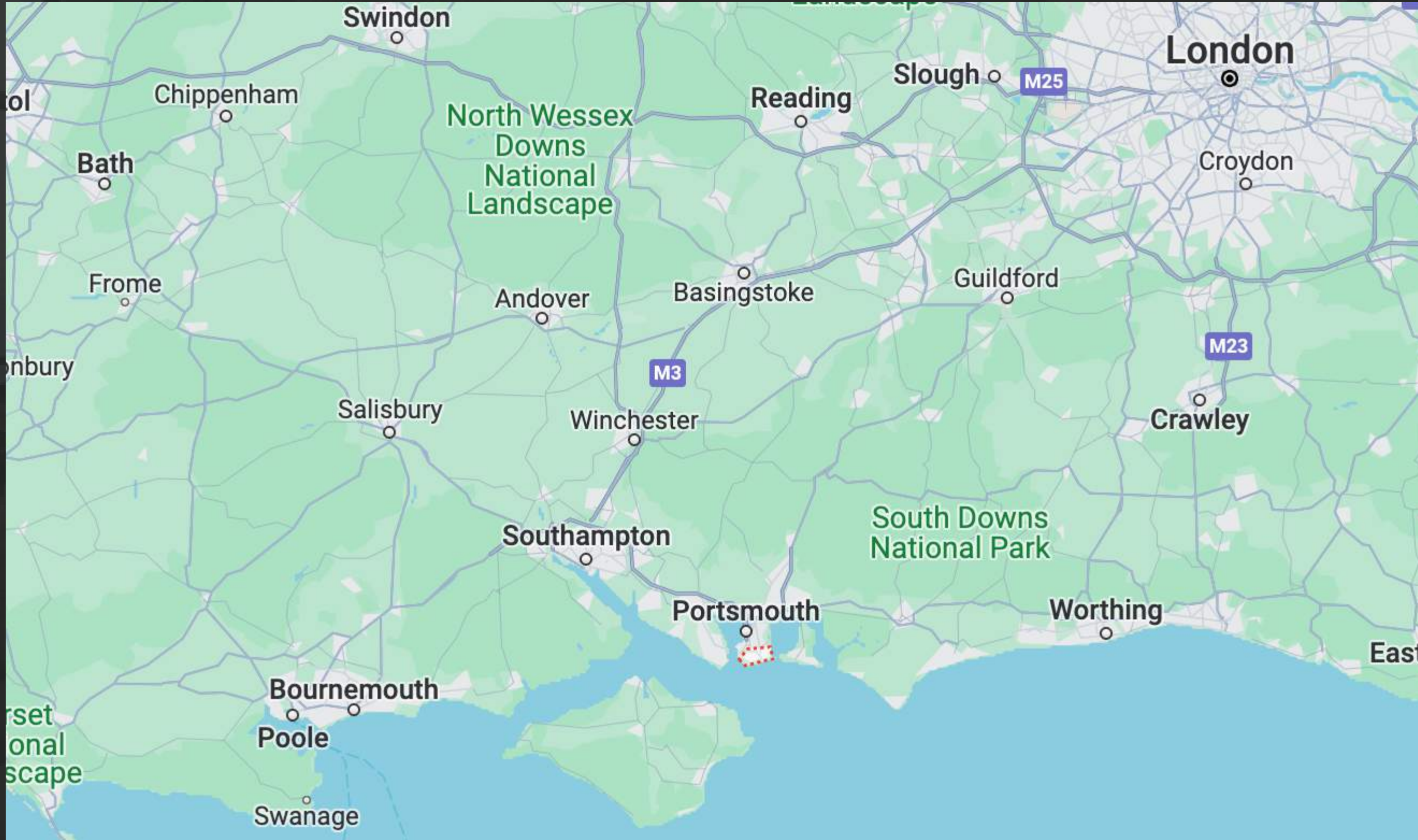
SOUTHSEA/ PORTSMOUTH

Southsea is a seaside resort and a geographic area of Portsmouth, Portsea Island in the ceremonial county of Hampshire, England. Southsea is located 1.8 miles to the south of Portsmouth's inner city-centre.

Whether you reach the shores after passing Southsea's Canoe Lake or through the Rock Gardens, Southsea beach is certainly worth a visit. Stretching from Old Portsmouth to Eastney, the beach is primarily shingle, although you might find some sand at low tide. Living in Southsea offers a truly unique experience. With its splendid mix of old-school British seaside charm and modern amenities, Southsea presents a refreshing yet tranquil environment. The area is blessed with a pleasant microclimate, often bestowing bright and sunny conditions.



Location



Location



Bus / Train

Wotton Rail Station	Walking Time
0.36 MILES	7.2 MINUTES
Portsmouth & Southsea Rail Station	Walking Time
0.52 MILES	10.4 MINUTES
Southsea Hoverport	Walking Time
0.01 MILES	20.2 MINUTES
Portsmouth Harbour Rail Station	Walking Time
0.16 MILES	23.2 MINUTES
Southsea Rail Station	Walking Time
0.57 MILES	51.4 MINUTES

Bradford Junction	Walking Time
0.07 MILES	1.4 MINUTES
Somers Road	Walking Time
0.09 MILES	1.9 MINUTES
Outram Road	Walking Time
0.17 MILES	3.4 MINUTES
Priory School	Walking Time
0.22 MILES	4.3 MINUTES
Jessie Road	Walking Time
0.25 MILES	4.9 MINUTES

Flood Map

Check for flooding in Southsea

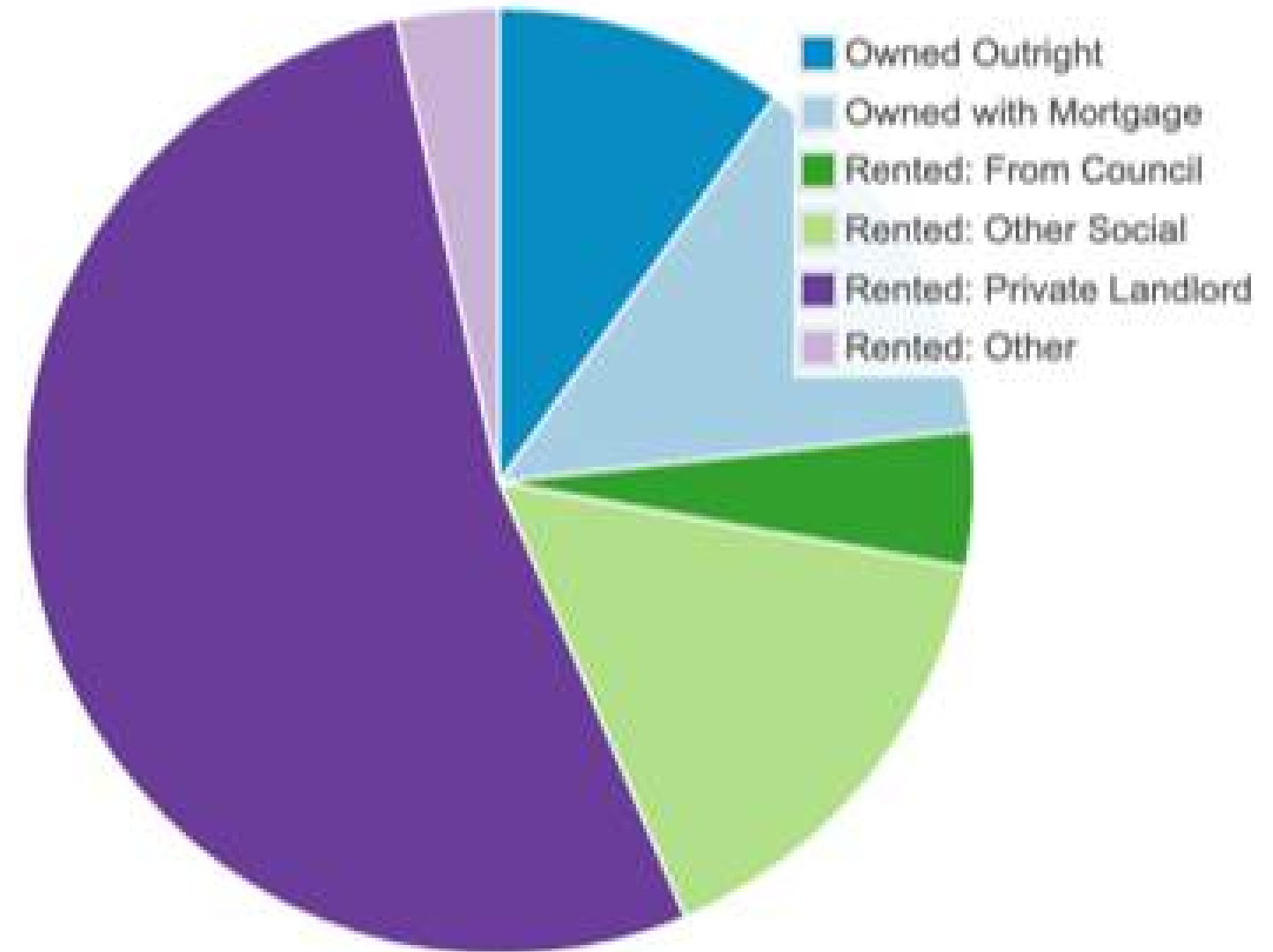
Flood risk today

There are no flood warnings or alerts in this area.

Housing

Housing Tenure

Owned Outright	17
Owned with Mortgage	23
Shared Ownership	0
Rented: From Council	8
Rented: Other Social	27
Rented: Private Landlord <i>inc. letting agents</i>	91
Rented: Other	6
Rent Free	0
Total	172



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		









Sold House Prices

3 bed, terraced

£350,250

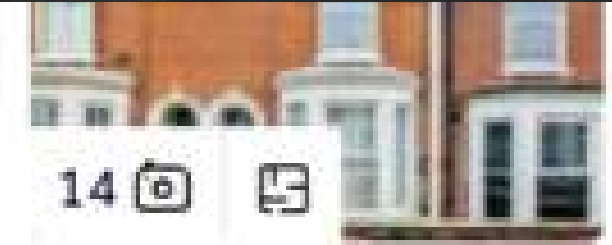
2 Nov 2023

Freehold

£310,000

31 Mar 2022

Freehold



Transaction price	£325,000
Transaction date	12 May 2023
Property type	Terraced house
Internal area	114 sq metres
Measurement date	9 Nov 2018
£/sqm	£2,852/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,614
Energy efficiency	D 55



Transaction price	£320,000
Transaction date	19 May 2023
Property type	Terraced house
Internal area	113 sq metres
Measurement date	5 Jan 2023
£/sqm	£2,831/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,614
Energy efficiency	C 71

Rental Prices



£1,750 pcm

End of Terrace 🏠 3 🛏 1

0.57 miles

This stunning end of terrace and extended home is located in a popular part of Southsea, situated just North of Albert Road which

LET AGREED



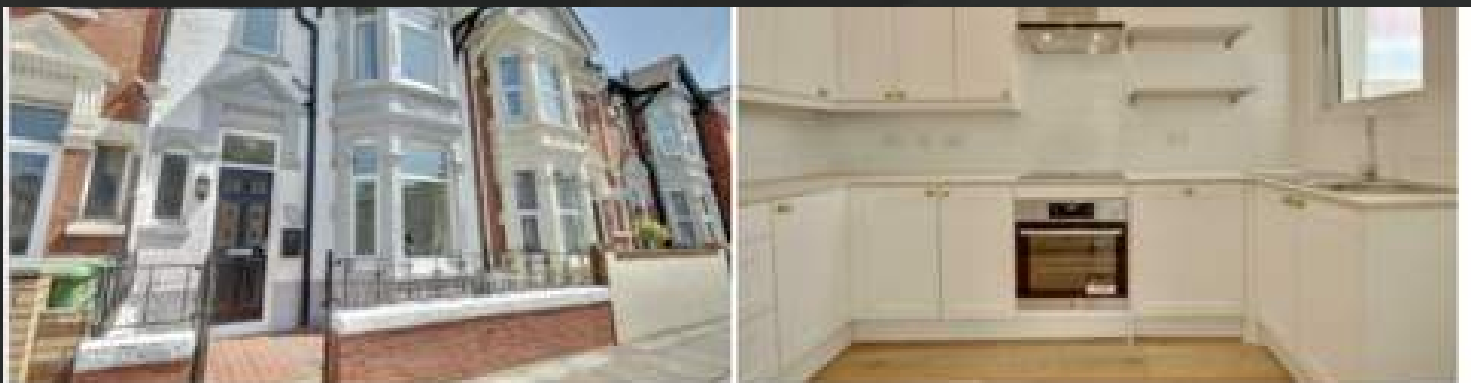
£1,800 pcm

PREMIUM LISTING

House 🏠 3 🛏 2

0.41 miles

Cosgroves are pleased to offer for rental this stunning part-furnished, family Victorian Townhouse. This three bedroom property is laid out over four floors and is located within close distance of Central Southsea situated perfectly for local shops, bars and restaurants and within walking dista...



£1,750 pcm

£404 pw

Terraced 🏠 3 🛏 2

0.81 miles

We are delighted to present to the market this three bedroom, high specification, family home in the sought after location of Winter

LET AGREED

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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