



Floor Plan

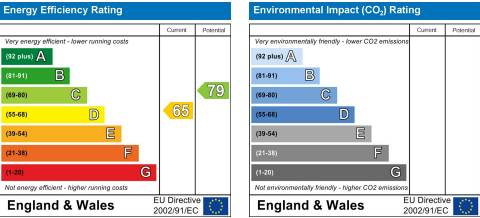


TOTAL FLOOR AREA: 1331 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guarantee as to their operability or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



92 Queens Road
Portsmouth, PO2 7NB

We are pleased to welcome to the market this three bedroom property located in Queens Road, Portsmouth.

The property is available now with No Forward Chain and has planning permission granted for a 6-bed HMO offering exceptional investment potential. With generous room sizes, two existing kitchens, and a highly adaptable layout, it's perfectly suited for conversion into a higher yielding property.

Even if you are looking at this property as a family home the layout is spread over three floors, includes multiple reception spaces, bathrooms on different levels, and a large top-floor bedroom. Situated in Portsmouth location close to amenities and transport links, this is an ideal opportunity for homeowners and investors alike.

For more information or to arrange a viewing please call Castles today.

Asking price £275,000



02394318899



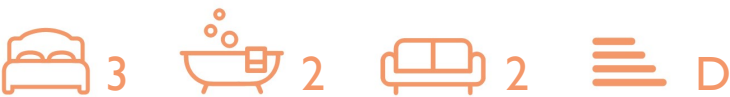
www.castlesstates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

92 Queens Road
Portsmouth, PO2 7NB



- PLANNING APPROVED FOR 6 BED HMO
- LARGE FAMILY HOME OR INVESTMENT PROPERTY
- TWO BATHROOMS
- GOOD TRANSPORT LINKS
- NO FORWARD CHAIN
- TWO KITCHENS
- HIGH CEILINGS
- CLOSE TO LOCAL SHOPS

LOUNGE
14'7" x 10'8" (4.45 x 3.27)

BEDROOM 1
11'6" x 10'8" (3.53 x 3.27)

BEDROOM 2
10'9" x 4'9" (3.29 x 1.45)

KITCHEN
11'9" x 7'8" (3.59 x 2.34)

BATHROOM
7'7" x 6'6" (2.33 x 2.00)

DINING ROOM
14'0" x 11'8" (4.28 x 3.58)

LOUNGE
11'6" x 10'9" (3.51 x 3.28)

KITCHEN
13'9" x 7'8" (4.20 x 2.34)

BATHROOM
7'10" x 5'3" (2.40 x 1.62)

LOFT ROOM
12'9" x 12'8" (3.89 x 3.87)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

