

EVERY
STEP OF
THE WAY

PROPERTY GROUP

Portland Street



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Southampton Central

Welcome to this exceptional Grade II listed property on Portland Street, in the heart of the city of Southampton, offering a unique blend of character and charm and versatile accommodation . The accommodation offers approximately 2,718 square feet located over five stories, including a self-contained basement apartment. This property is currently a residential home with endless possibilities for future development, subject to planning permissions, and there's also the potential to add a sixth floor, further expanding the accommodation or increasing its investment appeal, subject to planning.



The property's five-story layout, coupled with its spacious rooms, makes it ideal for a variety of uses. Whether you're looking to maintain it as a grand main residence or convert it into separate dwellings, the possibilities are vast, subject to planning consents. The main house could be reconfigured into three apartments in addition to the existing basement apartment, creating a total of four individual units.

There's also commercial Potential, with its central location and ample space, this property also offers the option to revert back to commercial use, subject to planning. It would suit a range of business ventures, from offices to retail, or even a boutique hotel.





There's also HMO Opportunity too, the property lends itself to becoming a House in Multiple Occupation (HMO), potentially offering studio-type apartments for renters. This is a fantastic opportunity for an investor looking to capitalise on the strong demand for rental accommodation in the area, subject to planning consents.





Separate Title for Basement Apartment:
The basement apartment, which has its own entrance and separate title, can be considered as a distinct investment opportunity.







As a Grade II listed building, this property boasts a wealth of period features, from its elegant façade to its high ceilings and original architectural details. Owning a piece of history in such a prime location is a rare opportunity.

Summary of accommodation


6 bedrooms, 2 reception rooms, 2 kitchens, 3 cloakrooms, 4 bathrooms - Front and rear access



Prime Location:

Situated in the heart of Southampton, this property offers the best of city living. For those who require frequent access to London, the Southampton Central train station is within easy reach, providing fast and convenient connections to the capital.

Additionally, the property is ideally located for university students, making it an attractive option for student accommodation. With shopping, dining, and cultural attractions all within walking distance, this property provides an enviable lifestyle in a vibrant urban setting.



This property isn't just a home; it's an investment in lifetime living. Whether you're a family seeking a central location, an investor looking to expand your portfolio, or a professional requiring easy access to transport links, this property offers something for everyone. Its flexible layout and potential for development ensure that it can grow and adapt to your needs over time, making it a truly unique offering in Southampton's property market.






7. Portland Street, SO14 7EB

Approximate Gross Internal Area = 202.6 sq m / 2181 sq ft
Basement = 49.9 sq m / 537 sq ft
Total = 252.5 sq m / 2718 sq ft



 = Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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