



ORIENTAL

THE TERRACE

Sandwich

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TERRACE  
Hair Design  
Salon  
Tel: 023 8033 8857

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# Queens Terrace, Southampton



## Offers In Excess Of £180,000

This property offers an opportunity for investors/ Buy-to-Let Landlords and first-time buyers alike, and is available with no onward chain. Further, this property has a valid EICR and Gas Safety Certificate.

Nestled in the heart of Southampton, The Oriental is a stunning Grade II-listed building that exudes timeless charm. Overlooking the lush greenery of Queens Terrace, this historic gem dates back to the 1880s. Originally known as Kelway's Hotel, it later became Kelway's Oriental Hotel before taking on its final name, The Oriental Hotel, in 1906.

Step inside this split-level property to find a spacious lounge, kitchen, and dining area. The high ceilings and original period features contribute to a sense of elegance, while a bay window provides natural light and views of the park.

The property includes two double bedrooms, with the main bedroom featuring an en-suite shower room. A family bathroom adds to the home's comfort and functionality.

Ideally located, The Oriental is just a short stroll from Southampton City Centre, with its shopping, dining, and entertainment options,

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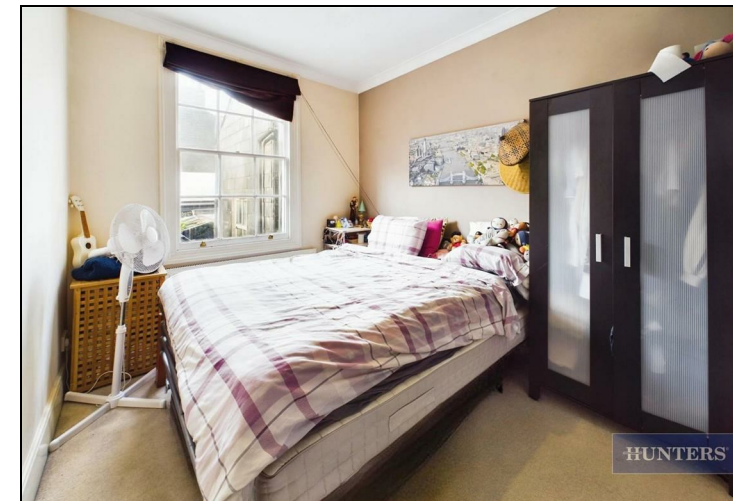
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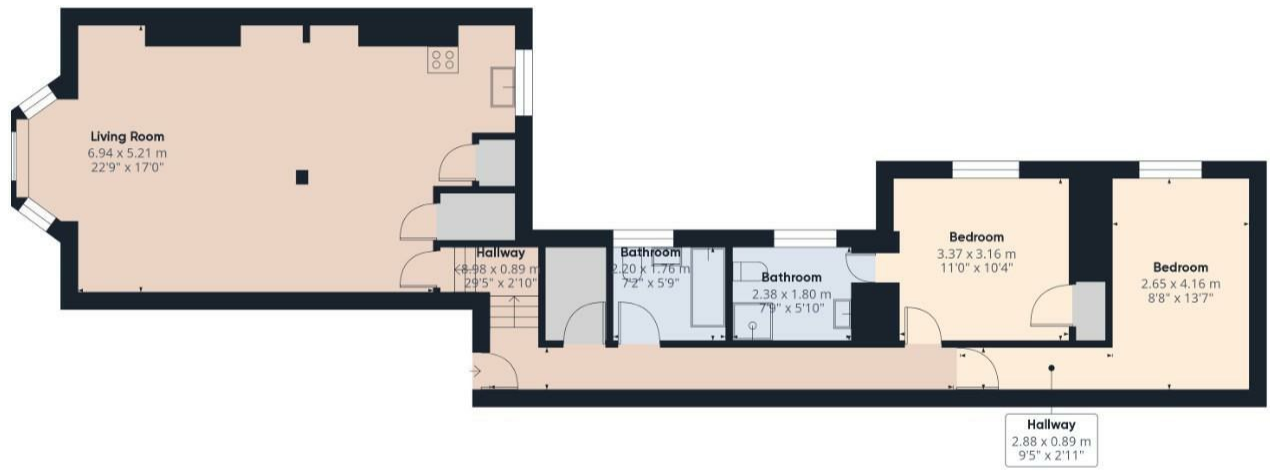
## KEY FEATURES

- Grade II Listed Building
  - Two Bedrooms
  - Two Bathrooms
- Tenants in Situ on Periodic
  - Gas Central Heating
  - Ample Storage Space
- Valid EICR & Gas Safety Certificate
  - Close to Local Amenities
    - EPC: C
    - Council Tax: D





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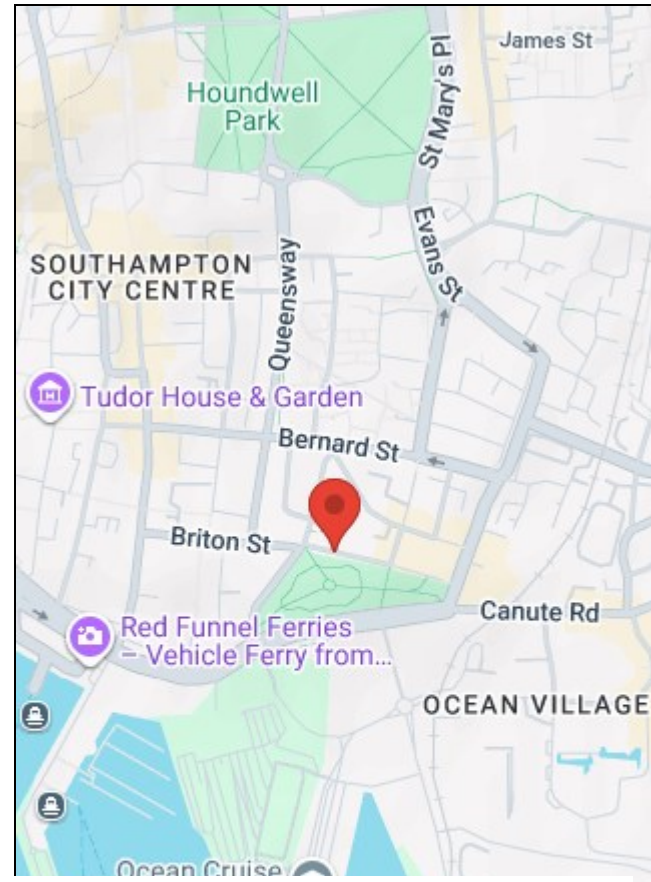
Approximate total area<sup>1)</sup>  
89.54 m<sup>2</sup>  
963.79 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
69	76

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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