




Bitterne
023 8042 2600

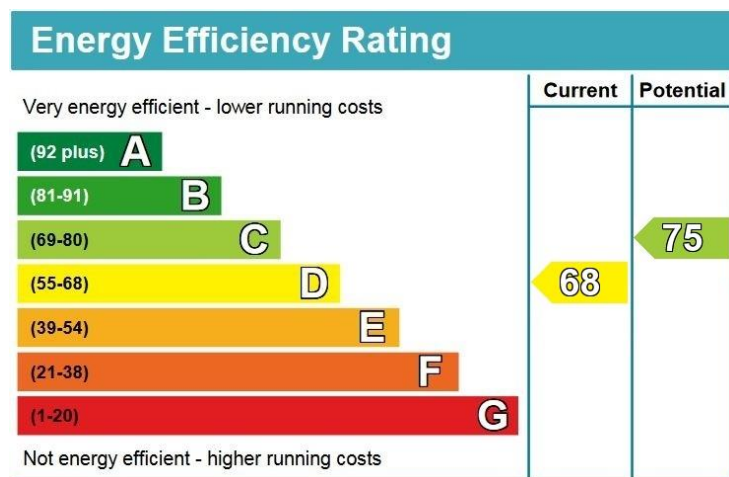


**23a Hillside Avenue, Bitterne Park,
Southampton, Hampshire, SO18 1LD**

£230,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Hillside Avenue! Nestled in the heart of Bitterne Park is this two bedroom ground floor maisonette. Internally this property boasts modern decor throughout but is in keeping with the character of the building. The spacious lounge features a large bay window to the front, flooding this home with natural light, beautiful character ceiling rose and original coving. The kitchen offers an array of wall, base and drawer units with integral oven and hob and space for necessary appliances. The bathroom is modern and fitted with a bath and fully tiled walls. Externally this home has its own enclosed garden with patio seating area, ideal for family BBQs and gatherings. Further benefits include gas central heating, double glazing, low charges and part of 999year lease! Call now to avoid disappointment.



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Approach

Pathway to side proving access to own front door.

Entrance Hall

Textured finish to coved ceiling, storage cupboards, radiator, doors to:

Lounge

14' 7" (4.44m) x 11' 9" (3.58m):

Textured finish to coved ceiling, double glazed bay window to front aspect, fire surround, two radiators.

Kitchen/Breakfast Room

11' (3.35m) x 9' 5" (2.87m)::

Textured finish to coved ceiling, double glazed window to side aspect, wall mounted Glow Worm boiler, range of matching wall, base and drawer units with rolled edge work surface over, one and a half stainless steel sink and drainer, tiled splash backs, integrated gas hob and electric oven with extractor over, space for washing machine and fridge freezer.

Master Bedroom

12' 3" (3.73m) x 9' 7" (2.92m):

Textured finish to coved ceiling, double glazed window to rear aspect, radiator.

Bedroom Two

11' 11" (3.63m) x 7' 1" (2.16m):

Textured finish to coved ceiling, double glazed patio doors providing access into rear garden, radiator.

Bathroom

Textured finish to coved ceiling, obscured double glazed window to side aspect, three-piece suite comprising: bath with mains fed shower over, hand wash basin, low level WC, airing cupboard, heated towel rail, fully tiled walls and floor.

Garden

Enclosed East-facing garden with patio seating area followed by lawn, shed.

We are advised by the vendor the lease details are as follows

Part of a 999 year lease

Ground rent - £35.00 per annum

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band A

Sellers Position

Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR



HILLSIDE AVENUE, BITTERNE PARK

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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Bitterne

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Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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