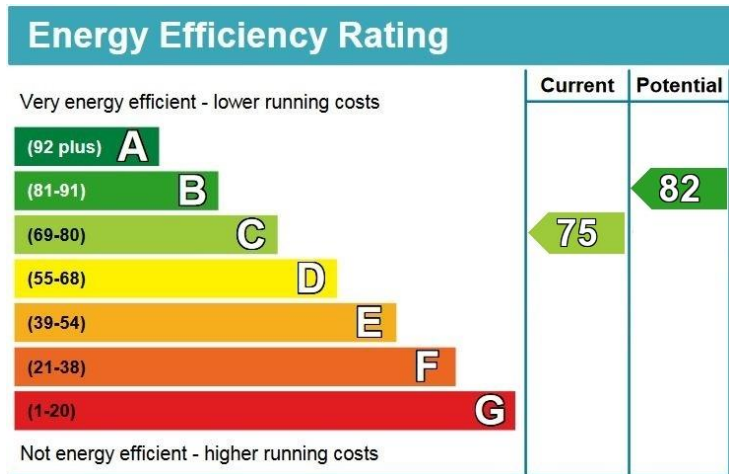




Flat 12 Vespasian Court, Vespasian Road, Bitterne Manor, Southampton, Hampshire, SO18 1EH

Offers Over £160,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Vespasian Court! This two-DOUBLE bedroom, first floor apartment is positioned in the popular location of Bitterne Manor, just a stone's throw from the water. The communal halls are clean and tidy and there is a lift providing access to the first floor. You are welcomed into the property by a spacious entrance hall with storage and doors leading to the primary rooms. The lounge benefits from a dual aspect and access to the private balcony – the perfect place to unwind and enjoy views across the river. The kitchen has been fitted with neutral cabinetry and offers space for your appliances. The master bedroom benefits from an ensuite shower room. There is a separate family bathroom. In addition to these benefits, there is also allocated parking. In our opinion, it will be difficult to find another property this bright with such enviable views in a location as popular as this. We are pleased to offer the property with NO FORWARD CHAIN.

fieldpalmer.com

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Approach:
Pathway to communal door. Secure entry system.

Communal Hall:
Stairs to first floor, door leading to lift to all floors.

Entrance Hall:
Smooth and coved ceiling, storage cupboard housing water tank, electric radiator, doors to:

Lounge
15' 7" (4.75m) x 13' 5" (4.09m)::
Smooth and coved ceiling, UPVC double glazed window to front and side, UPVC double glazed French doors to front, opening onto balcony, double doors to:

Kitchen
9' 4" (2.84m) x 7' 1" (2.16m)::
Smooth and coved ceiling, UPVC double glazed window to front, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, electric hob with extractor over, integrated electric oven, tiling to principal areas, space for fridge/freezer, space and plumbing for washing machine.

Master Bedroom
18' 4" (5.59m) max x 10' 5" (3.17m)::
Smooth and coved ceiling, UPVC double glazed window to front, fitted wardrobe, electric radiator, door to:

Ensuite:
Smooth and coved ceiling with spotlights inset, extractor, three-piece suite comprising: shower cubicle with mains fed shower over, WC, wash hand basin, heated ladder towel rail, tiling to principal areas.

Bedroom Two
9' 9" (2.97m) x 8' 8" (2.64m)::
Smooth and coved ceiling, UPVC double glazed window to side, electric radiator.

Bathroom :
Smooth and coved ceiling with spotlights inset, extractor, three-piece suite comprising: panel enclosed bath with mains fed shower over, WC, wash hand basin, heated ladder towel rail, tiling to principal areas.

Balcony:
Enclosed private balcony to front enjoying partial water views.

Parking:
One allocated space.

We are advised by the vendor the lease details are as follows
Part of a 125 year lease from 2005
Service charge - £963.45 per 6 months
Ground rent - £175.00 per annum

Services
Mains 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.

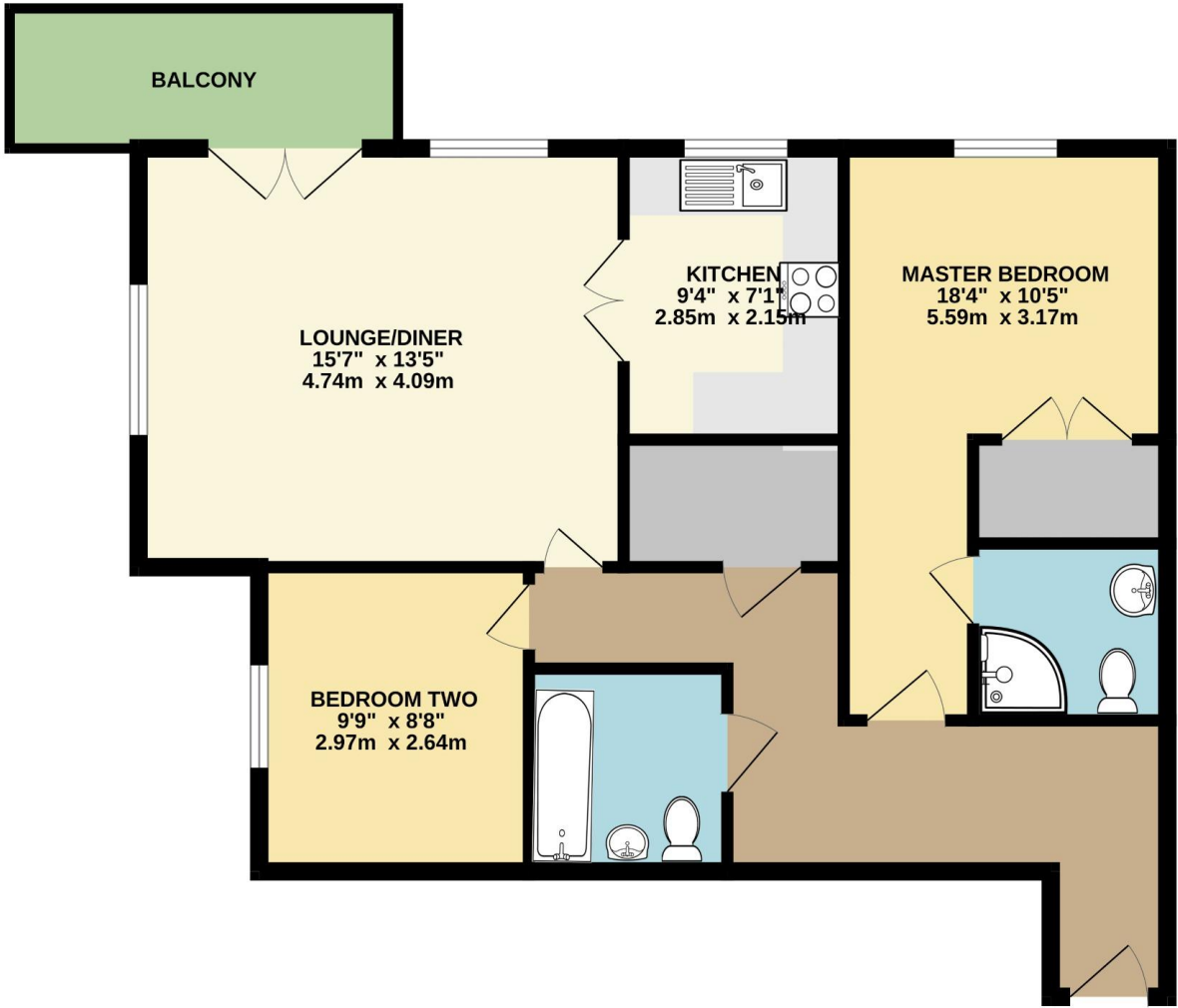
Council Tax Band
Band C

Sellers Position
No Forward Chain

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.

Property Reference
FP100/210526/SM/D1

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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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Bitterne 249 Peartree Avenue 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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