



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Bitterne
023 8042 2600



Flat 4 Beech Court, Beech Avenue, Bitterne, Southampton, Hampshire, SO18 4TS

£190,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Beech Court! Offered for sale with a private garden, long lease, and no service charges, this spacious two double bedroom first-floor maisonette provides stylish and well-balanced accommodation throughout. The property benefits from its own private entrance, with stairs rising to the first floor and a landing featuring a built-in storage cupboard. The accommodation comprises a generous 14'8" lounge/diner, two well-proportioned double bedrooms, and a modern, neutrally presented family bathroom. The contemporary kitchen is fitted with sleek white high-gloss units, a built-in gas hob, and a generous larder cupboard, offering both style and practicality. Further benefits include no forward chain, a 937-year lease, no maintenance charges, and £13 a year ground rent. Externally, the property enjoys both front and rear gardens, mainly laid to lawn with excellent potential to create outdoor seating areas.

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Approach

Pathway to front door, private garden to side.

Entrance Hall

Textured ceiling, hatch providing access to loft space, stairs rising to first floor, storage cupboard, radiator, doors to:

Lounge/Diner

14' 8" (4.47m) x 10' 8" (3.25m):

Smooth and coved ceiling, UPVC double glazed window to front, electric fire with surround, radiator.

Kitchen

8' 3" (2.51m) x 10' 5" (3.17m):

Smooth ceiling, UPVC double glazed window to side, a range of wall, base and drawer units with work surface over, stainless steel bowl and a half sink with drainer inset, integrated gas hob and built-in oven with extractor over, storage cupboard housing boiler, tiling to principal areas.

Bedroom One

10' 10" (3.30m) x 11' 10" (3.61m):

Textured ceiling, UPVC double glazed window to rear, radiator.

Bedroom Two

11' 10" (3.61m) max reducing to 7' 10" (2.39m) x 13' (3.96m) max reducing to 7' 4" (2.24m):

Textured ceiling, UPVC double glazed window to side, radiator.

Bathroom

7' 4" (2.24m) x 5' 7" (1.70m):

Textured ceiling, UPVC double glazed obscured window to side, 3 piece suite comprising: panel enclosed bath with mains fed shower over, wash hand basin and WC, tiling to principal areas, heated ladder towel rail.

Garden

Private garden to side, mainly laid to lawn. Shared garden to rear, mainly laid to lawn, side access.

Garage

19' 1" (5.82m) x 7' 10" (2.39m):

Up and over door, pedestrian door to rear opening onto shared garden.

Parking

One allocated parking space in front of garage.

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

Lease length: 937 Remaining (999 years from 1964)

Service charge: £0

Ground rent: £13 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

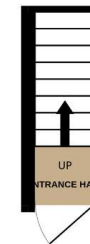
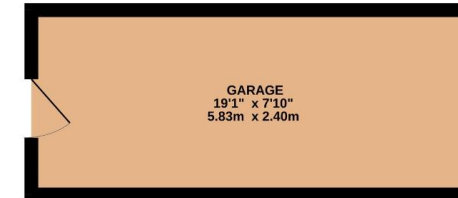
Sellers Position

No Forward Chain

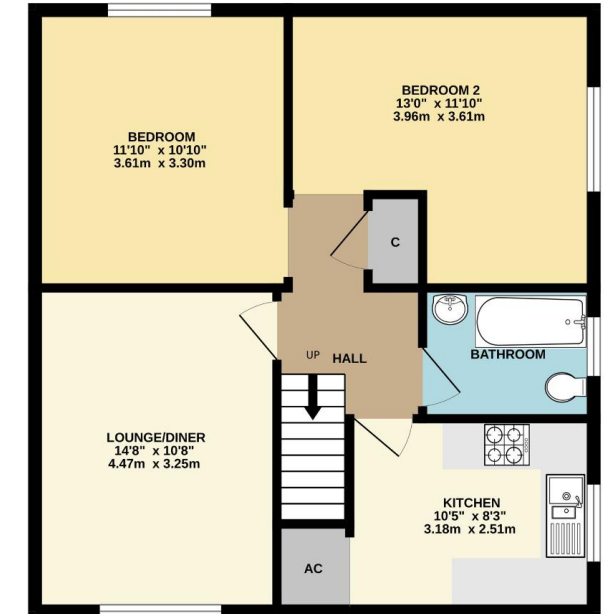
Offer Check Procedure

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.

GROUND FLOOR



FIRST FLOOR



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
SO19 7RD

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Shirley
SO15 3JD

023 8078 0787

Woolston

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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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