




Bitterne
023 8042 2600



**1 Beech Avenue, Bitterne Park, Southampton,
Hampshire, SO18 4HR**

£525,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Beech Avenue! This substantial and imposing detached house was constructed in 1908 and offers fantastic, versatile, accommodation. This property oozes charm and an abundance of character – it really should not be missed! This property features restored sash windows throughout, ornate coving and stunning high ceilings. You are welcomed by the original style, stained-glass front door which leads to the entrance hall. There is a sitting room (currently utilised as a downstairs bedroom), a lounge with an open fire and a bay window to the front. In addition to this, there is a separate dining room with direct access to the garden and opening into the kitchen. The kitchen has been styled with timeless shaker-style cabinetry and solid wood surfaces. There is also a handy utility space. There is a modern shower room on the ground floor – this also has a secret hatch leading to a useful basement level crawl space! Upstairs will continue to impress. All four bedrooms are generous and could house double beds if required. There is another modern shower room with stylish aqua panelling. Externally, sit a detached garage with power and light connected. The rear garden offers a gorgeous cottage-style escape! It offers brilliant privacy, a patio seating area, lawn and an array of mature flowers and shrubs. To the front, there is a driveway providing off-road parking. Properties of this size are rarely available in this area, and viewing is strongly advised to truly appreciate all there is to offer!

1 Beech Avenue, Bitterne Park, Southampton, Hampshire, SO18 4HR

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Approach:

Dropped kerb providing off-road parking, a variety of trees and shrubs to side, access to detached garage, side pedestrian access into rear garden.

Entrance Hall

Original style front door with stained-glass features. Original ornate coved ceiling, window to rear, radiator. Stairs rising to first floor with storage under, radiator, doors to:

Sitting Room

12' 11" (3.94m) x 12' 3" (3.73m) max::

Smooth ceiling with original style coving, two double glazed sash window to front. Original style fire place.

Lounge

17' 8" (5.38m) x 12' 10" (3.91m)::

Smooth ceiling with original style coving, double glazed sash bay window to front. Open fire and surround. Radiator.

Dining Room

14' 11" (4.55m) x 11' 11" (3.63m)::

Smooth ceiling with picture rail, UPVC double glazed french door to rear opening into garden. Opening to:

Kitchen

14' 11" (4.55m) x 8' (2.44m)::

Smooth ceiling, window to side and rear. Shaker style wall, base and drawer units with work surface over, stainless steel sink and drainer inset. Built in oven with 5 ring gas hob and extractor. Integral fridge/freezer. Space for dish washer. Built in microwave. Tiled splash backs. Radiator. Stable style door to:

Utility/Lean to

4' 9" (1.45m) x 4' 4" (1.32m)::

Polycarbonate roof, UPVC double glazed windows to front and side, UPVC double glazed door leading to rear garden.

Shower Room

Smooth ceiling, double glazed obscured sash window to side. WC, wash hand basin and large shower cubicle with mains fed shower. Aqua boarding to principle areas. Heated ladder towel rail. Hatch providing access to basement level crawling space.

Landing

Smooth ceiling with original style ornate coving, picture rail. Loft hatch providing access to loft. UPVC double glazed window to side, study area. Panelled doors to:

Master Bedroom

17' 8" (5.38m) into bay x 12' 10" (3.91m) max::

Smooth ceiling with picture rail, double glazed sash bay window to front, radiator.

Bedroom Two

12' 3" (3.73m) x 12' 11" (3.94m)::

Smooth ceiling with picture rail, two double glazed sash window to front. Radiator.

Bedroom Three

14' 10" (4.52m) x 11' 11" (3.63m)::

Smooth ceiling with picture rail, double glazed sash window to rear overlooking garden, built in storage. Radiator.

Bedroom Four

14' 10" (4.52m) x 8' 1" (2.46m)::

Smooth ceiling with picture rail, double glazed sash window to rear. Built in storage. Radiator.

Shower Room

Smooth ceiling with picture rail and inspection hatch, WC, wash hand basin and larger corner shower cubicle with mains fed shower over. Heated ladder towel rail. Aqua boarding to principal areas.

Garage

Detached garage, brick built garage with double doors to front and pedestrian door to rear. Power and light connected.

Garden

Enclosed rear garden with raised patio seating area leading to lawn with mature cottage style, flower and shrub borders. Barked section to rear. Good degree of privacy, outside power point and tap.

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

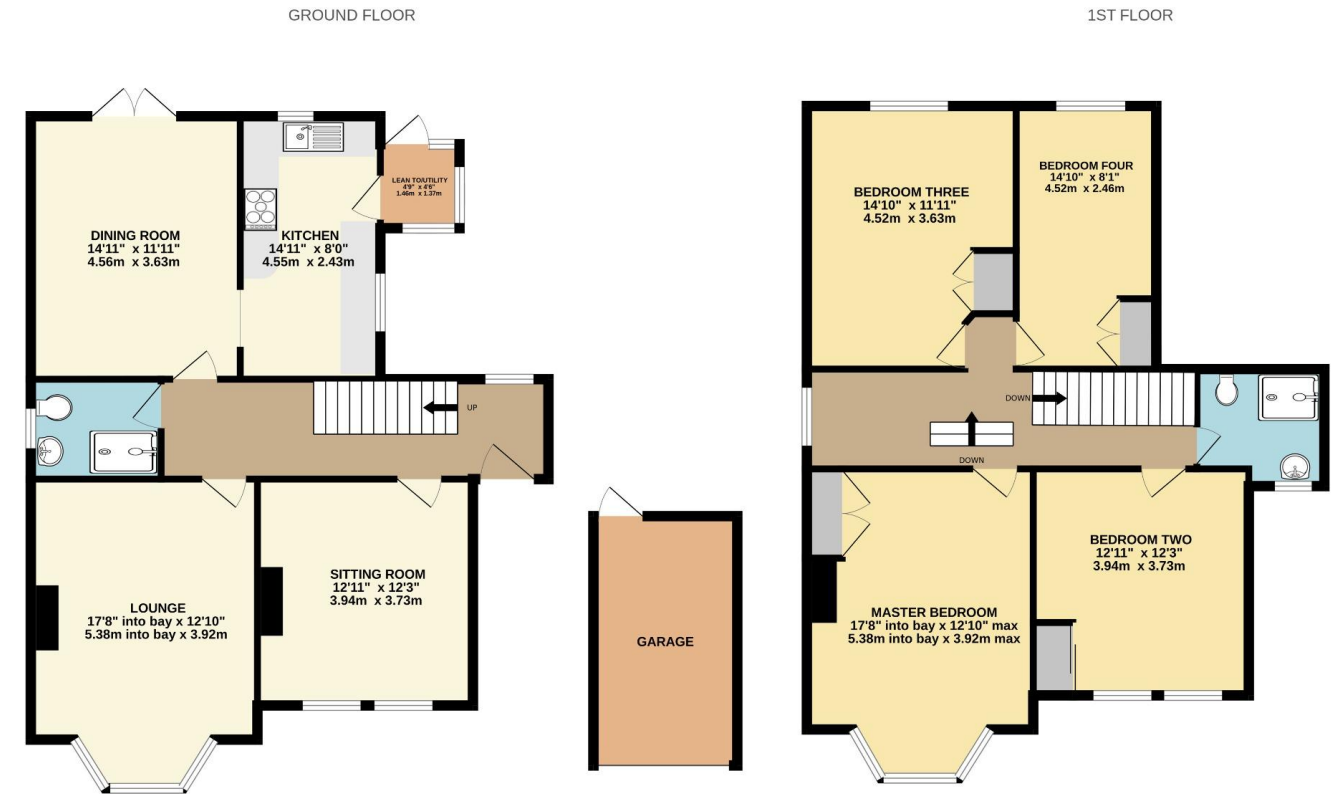
Band E

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.



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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