

Bitterne
023 8042 2600



**114 Hillside Avenue, Southampton,
Hampshire, SO18 1JY**
£385,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Hillside Avenue! This gorgeous family home is simply one not to be missed! Showcasing this 1930's three-bedroom semi-detached home tucked away within a peaceful crescent with the ever-sought-after Bitterne Park. Truly loved by the clients who purchased the home in 2020 the home has undergone full refurbishment and in our opinion, has been finished to the highest standard. Step inside into a warm and inviting entrance hall, taking you through to the lounge with a fully functioning log burner, and bay window to the front aspect drawing in plenty of natural light. Folding doors open out into the heart of the home, the kitchen diner is a sociable entertaining space. Boasting a timeless "shaker style" fitted kitchen with integral dishwasher and solid wood work surfaces which incorporates a breakfast bar! Flowing through to the back is a sun room, currently used as an office space, which leads off to a downstairs w/c. Upstairs continues to impress, hosting three spacious bedrooms and a stylish bathroom suite with on-trend brass finishing. The garden is a sun trap and has been meticulously landscaped with a wood deck terrace stepping down onto lawn, this outdoor space is ideal for children and pets.

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Approach:

Driveway providing off road parking, mainly laid to lawn garden to side with shrub borders, pathway to front door.

Entrance Hall:

Smooth ceiling, stairs rising to first floor, doors to:

Lounge

13' 8" (4.17m) into bay x 11' 5" (3.48m) max reducing to 10'3" (3.12m)::

Smooth and coved ceiling, UPVC double glazed bay window to front, fireplace with space for log burner, radiator.

Kitchen/Diner

11' 9" (3.58m) x 17' 4" (5.28m)::

Smooth and coved ceiling with spotlights inset, UPVC double glazed window to rear and UPVC double glazed French doors to rear, a range of wall, base and drawer units with work surface over, ceramic sink and drainer inset, space for a Range-style cooker with extractor over, integrated dishwasher, larder, tiling to principal areas, vertical column radiator.

Conservatory

5' 8" (1.73m) x 13' 2" (4.01m)::

Polycarbonate roof, UPVC double glazed windows to rear and UPVC double glazed French doors to rear opening onto garden, radiator, door to:

WC:

Smooth ceiling, UPVC double glazed obscured window to rear, half-tiled walls, WC, wash hand basin, radiator.

Landing:

Smooth ceiling, hatch providing access to loft space, UPVC double glazed obscured window to side, doors to:

Master Bedroom

11' 11" (3.63m) x 10' 11" (3.33m) max::

Smooth ceiling, UPVC double glazed window to rear overlooking garden, two fitted wardrobes, radiator.

Bedroom Two

14' (4.27m) into bay x 10' (3.05m) max reducing to 8'10" (2.69m)::

Smooth and coved ceiling, UPVC double glazed bay window to front, radiator.

Bedroom Three

9' 10" (3.00m) x 7' (2.13m)::

Smooth and coved ceiling, UPVC double glazed window to front, radiator.

Bathroom :

Smooth and coved ceiling, extractor, UPVC double glazed obscured window to rear, tiling to principal areas, three-piece suite comprising: panel enclosed bath with mains fed shower over, WC, wash hand basin, heated ladder towel rail.

Garden:

Westerly-aspect fence enclosed rear garden, decked seating area with steps leading down to lawned area with shrub and flower borders, garage.

Garage

30' 11" (9.42m) x 9' 2" (2.79m) max reducing to 7'11" (2.41m)::

Double doors to front, UPVC double glazed door to side, wall-mounted boiler, space and plumbing for washing machine and tumble dryer, power and light connected.

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 C

Sellers Position

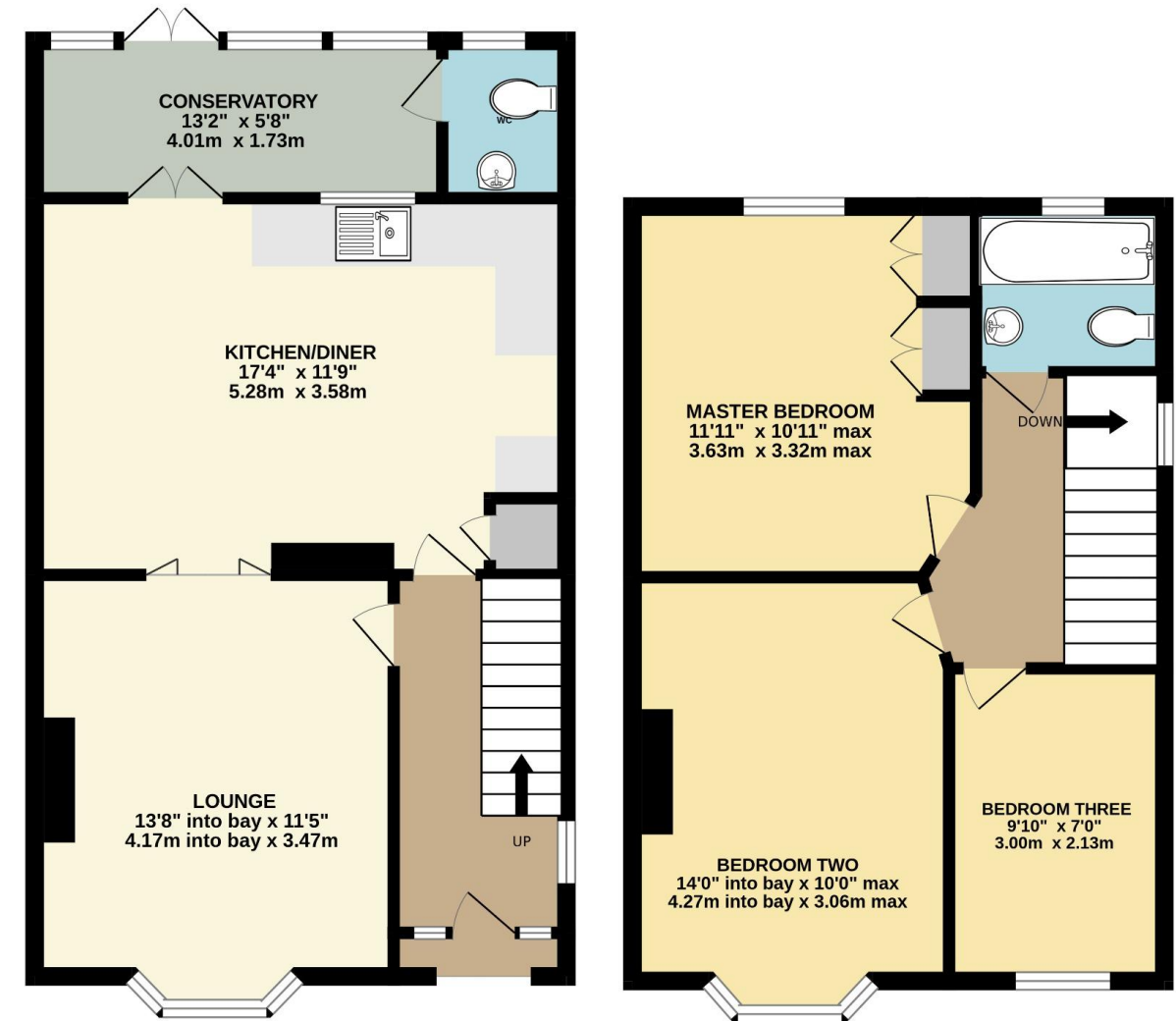
Buying On

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

1ST 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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SO15 3JD

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SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

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