



Regents Park Road, Southampton, SO15
Southampton

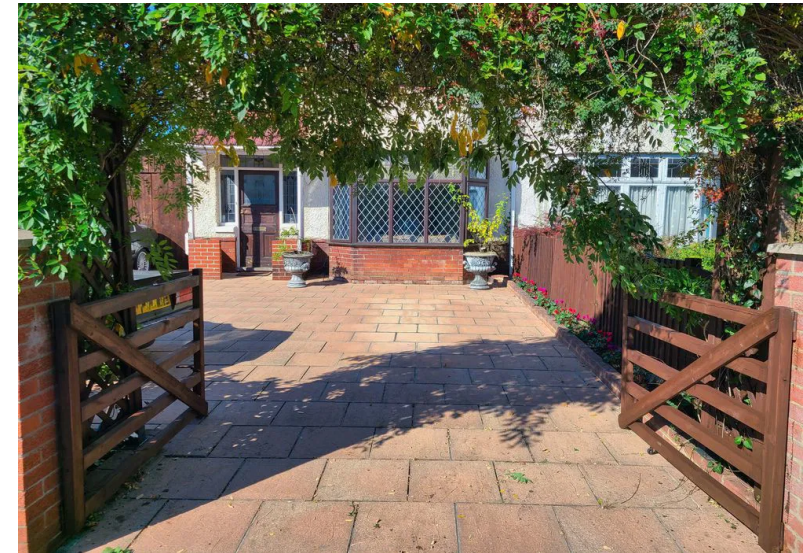
£425,000

Property Type: Semi Detached House

Bedrooms: | Bathrooms: | Receptions:
3 2 2

Hamwic Independent Estate Agents are delighted to present for sale this extended and characterful three-bedroom semi-detached home, located on the corner of Lansdowne Road and Regents Park Road. Offering a superb balance of traditional features and modern upgrades, this attractive property boasts two spacious reception rooms with open fireplaces, a modern fitted kitchen, ground floor shower room, first floor bathroom, and a detached brick-built garage with its own side driveway access. Ample off-road parking is available, and the property is offered with no forward chain.

- Charming Character Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Two Spacious Reception Rooms With Open Fireplaces
- Modern Fitted Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Detached Brick-Built Garage With Side Driveway Access
- Ample Off-Road Parking
- Insulated Garden Office With Power & Lighting
- Offered With No Forward Chain





Ground Floor

The property immediately impresses with kerb appeal, featuring bay windows, a base-level brick wall boundary, and a welcoming 5-bar gate framed by a striking archway of climbing vines, forming an attractive tunnel-like entrance to the paved driveway. A timber front door, rich in original character, opens into the spacious entrance hall with high ceilings, coving, and engineered wooden flooring that flows throughout much of the ground floor.

The lounge is bright and inviting, with a feature bay window and a working open fireplace set with a wooden mantle and tiled hearth. The dining room mirrors the same charm, also with a feature open fireplace, and flows seamlessly into the modern fitted kitchen via an open archway. The kitchen is equipped with a range of base and eye-level units, work surfaces, and space for appliances including a range cooker, fridge/freezer, and dishwasher, with an integrated washing machine included. A modern shower room completes the ground floor, fitted with a corner shower, WC, wash basin, tiled surrounds, and a concealed gas combi boiler.

First Floor

Upstairs, a spacious landing with a side aspect window and refitted loft access leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys a feature bay window, while the second double room mirrors its charm with an original chimney breast and rear aspect window. The third bedroom is a generous single, ideal as a child's room, study, or guest room. The family bathroom is fitted with a modern white suite including bath, wash basin, WC, and heated towel rail.

Outside & Garden

The rear garden is primarily laid to patio with brick and timber boundaries, raised flower beds, and access to the detached garage. The garage is brick-built with a pitched tiled roof, up-and-over door, power and lighting, and a personal side door. A covered timber lean-to at the side of the property provides useful storage, alongside an insulated garden room currently used as a home office with power and lighting. Additional off-road parking is available via a sliding timber gate providing access from Lansdowne Road to the garage and driveway.

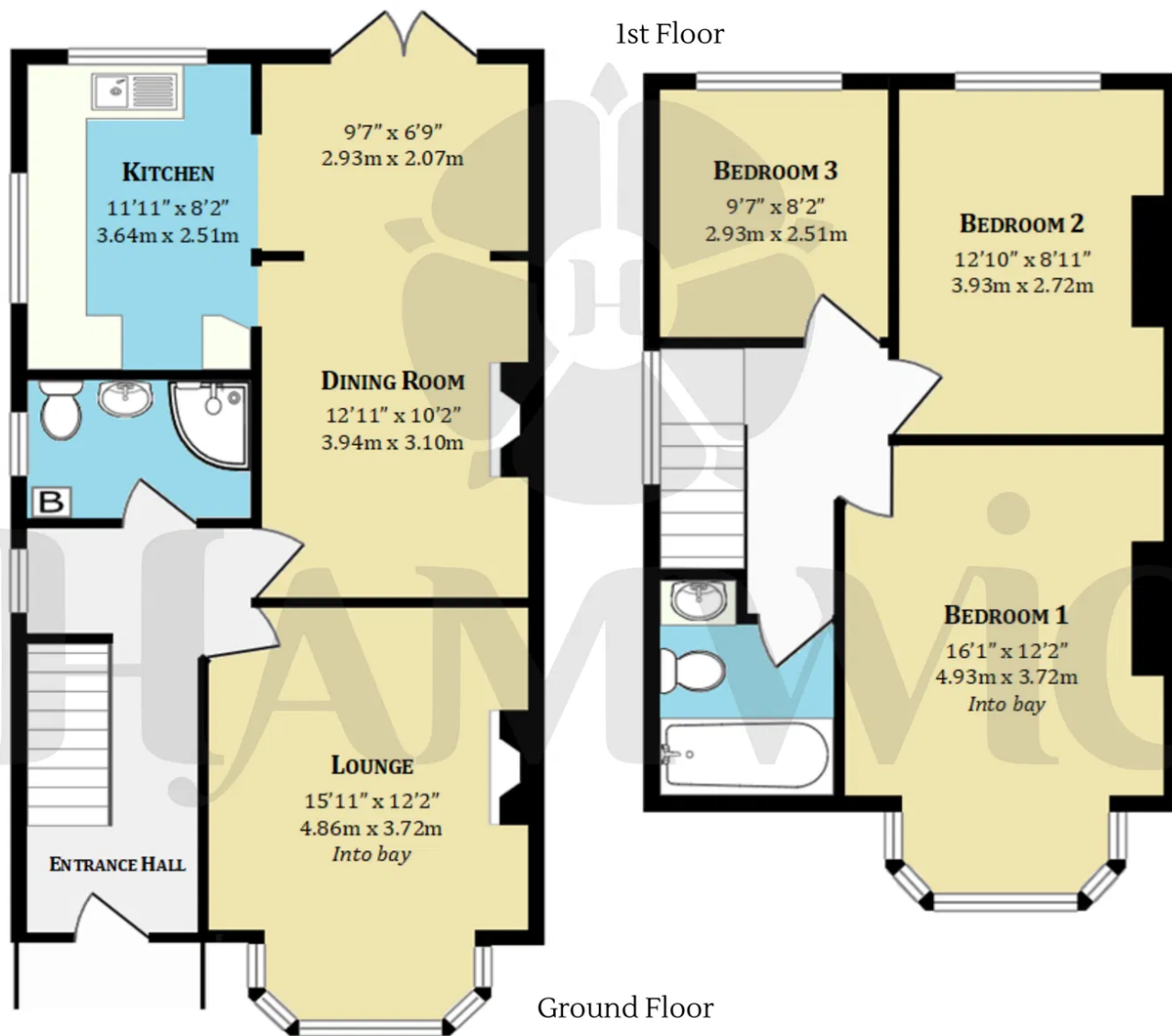
Location

The property enjoys a prominent position in the ever-popular Regents Park area of Southampton. With excellent local amenities, schools, and convenient transport links including easy access to Southampton Central train station, the city centre, and major road networks, this home is perfectly suited for families and professionals alike.

Disclaimer; Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

Tenure: Freehold / **Council Tax Band:** C



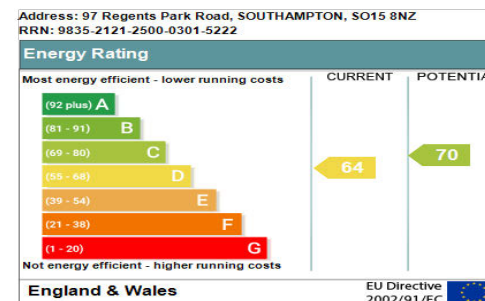


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