



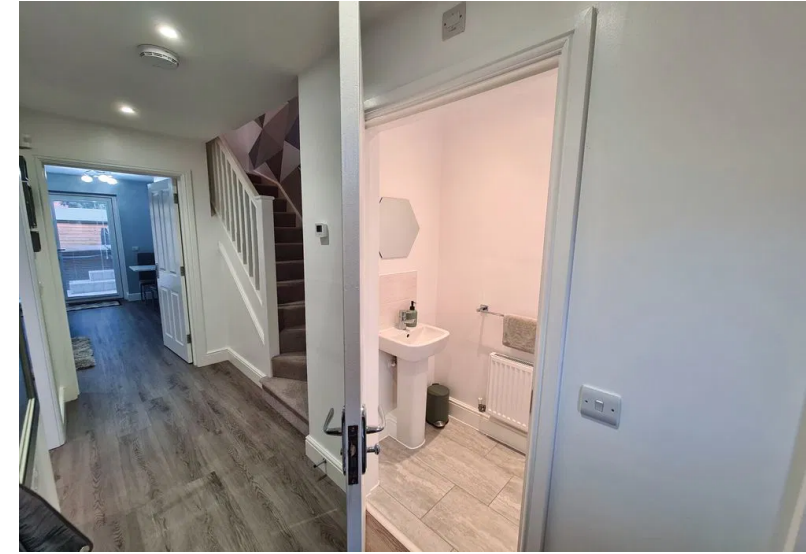
Lower Brownhill Road, Southampton, SO16
Southampton

£290,000

Property Type: End of Terrace House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

We are delighted to present for sale this beautifully presented and stylishly appointed two double bedroom end terraced house, ideally situated in a modern development within Lordshill, Southampton. Built by Drew Smith Homes approximately five years ago, this home offers a fantastic blend of modern design, energy efficiency, and contemporary comfort and perfectly suited to first-time buyers, downsizers, or professionals seeking a move-in-ready home.



- Modern End Terraced House Built By Drew Smith (Approx. 5 Years Old)
- Two Double Bedrooms
- Contemporary Kitchen With Integrated Appliances
- Spacious Lounge / Dining Room With French Doors To Garden
- Ground Floor Cloakroom
- Stylish Family Bathroom With Underfloor Heating
- Owned Solar Panels
- Air Conditioning To Main Bedroom
- Landscaped Low-Maintenance Rear Garden
- Off-Road Driveway Parking

Property Summary: This impressive property enjoys all the modern conveniences expected of a new build, including double-glazed windows, gas central heating, owned solar panels, air conditioning to the main bedroom, and a landscaped low-maintenance rear garden. Thoughtfully designed throughout, the layout provides spacious open-plan living, well-proportioned bedrooms, and a superb finish across both floors.





Accommodation

Entrance Hall: Welcoming entrance with smooth ceilings, LVT flooring, and downlights. Doors lead to the cloakroom, kitchen, and lounge/diner, with stairs rising to the first floor.

Cloakroom: Fitted with a low-level WC, wash basin, tiled flooring, and obscure double-glazed window to the front.

Kitchen: A stylish and contemporary kitchen featuring light grey units, soft marble-effect work surfaces, and under-cabinet ambient lighting. Includes integrated induction hob with extractor hood, built-in dishwasher, sink unit, and concealed gas combination boiler. Space and plumbing for washing machine and tall fridge/freezer. Double-glazed windows to the front and side aspects allow natural light.

Lounge / Dining Room: A spacious reception with smooth ceiling, LVT flooring, understairs storage cupboard with power and light, and double-glazed French doors opening onto the rear garden. Ample space for both sofa and dining suite makes this the perfect entertaining or relaxing space.

First Floor Landing: With access to the loft (boarded with ladder and light), carpeted stairs and landing, and doors to both bedrooms and family bathroom.

Bedroom One: A generous double bedroom with double-glazed windows to the front and side aspects, built-in storage cupboard housing electric heater and shelving, radiator, carpeted flooring and fitted air conditioning unit.

Bedroom Two: Another double room with smooth ceiling, LVT flooring, radiator, and double-glazed window overlooking the rear garden.

Bathroom: Modern and well-appointed with part-tiled walls, tiled and underfloor heating, obscure double-glazed window to the side, enclosed bath with mixer shower and screen, vanity wash basin with demister mirror and concealed lighting, low-level WC, heated towel rail, and downlights.

Outside / Front: Open-plan frontage with brick-set driveway providing off-road parking, paved pathway to the entrance, flower bed, and metal fencing to the side. Shared side access leads to a private gate opening into the rear garden.

Rear Garden: Beautifully landscaped with composite decking area, outside tap and power point, and air conditioning unit. The remainder is laid to artificial turf for low maintenance, enclosed by timber fencing, and includes a timber shed with lighting.

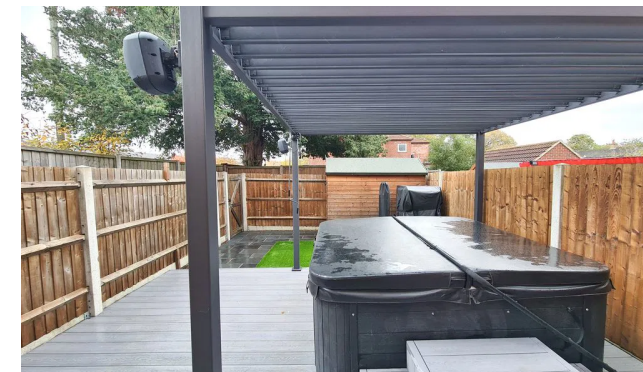
Location - Located within the Lordshill district of Southampton, the property benefits from excellent access to a wide range of amenities, including local shops, supermarkets, schools, and leisure facilities. The area enjoys superb transport links with regular bus routes, easy access to the M27 and M3 motorway networks, and is just a short drive to Southampton City Centre and Southampton General Hospital. The New Forest National Park is also within easy reach, offering miles of scenic countryside walks and outdoor pursuits.

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





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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