



49 Bugle Street  
Southampton | Hampshire | SO14 2AG

FINE & COUNTRY



# 49 BUGLE STREET



*Tucked away in the heart of the city's most historic quarter, this exceptional Grade II\* Listed townhouse offers charm, elegant proportions, and a privileged location steeped in maritime heritage. Positioned on Bugle Street, one of Old Southampton's most iconic and architecturally significant addresses, this period home is just moments from the city centre, the marina, and Southampton Central Station, providing direct access to London Waterloo in just over an hour.*







# STEP INSIDE

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Set across four levels, the property offers a blend of historic features and modern comforts, with a layout ideal for both family living and entertaining.

The accommodation comprises three generously proportioned bedrooms, two bathrooms, high ceilings, sash windows, and original fireplaces which echo the elegance of its era, while the layout allows for flexibility and contemporary use.

On the lower ground floor, an extensive cellar adds a further layer of history to the property. A quirky yet authentic detail, the home also features a disused dumbwaiter, a reminder of its refined past.

The kitchen opens onto a private, enclosed rear garden, a peaceful haven perfect for outdoor dining and relaxation. To the rear, a private garage provides a rare and notable asset in this part of the city.

From the upper floors, captivating views over the rooftops to the Solent serve as a daily reminder of the home's maritime setting. Whether you're watching the yachts drift by or simply enjoying the light filtering through the large sash windows, the connection to the sea is ever-present.

This home is offered with no onward chain, making it an ideal purchase for those seeking a smooth and swift transition. Whether you are relocating, investing, or looking for a historic yet practical home by the coast, this unique townhouse blends heritage, lifestyle, and location in perfect harmony.























































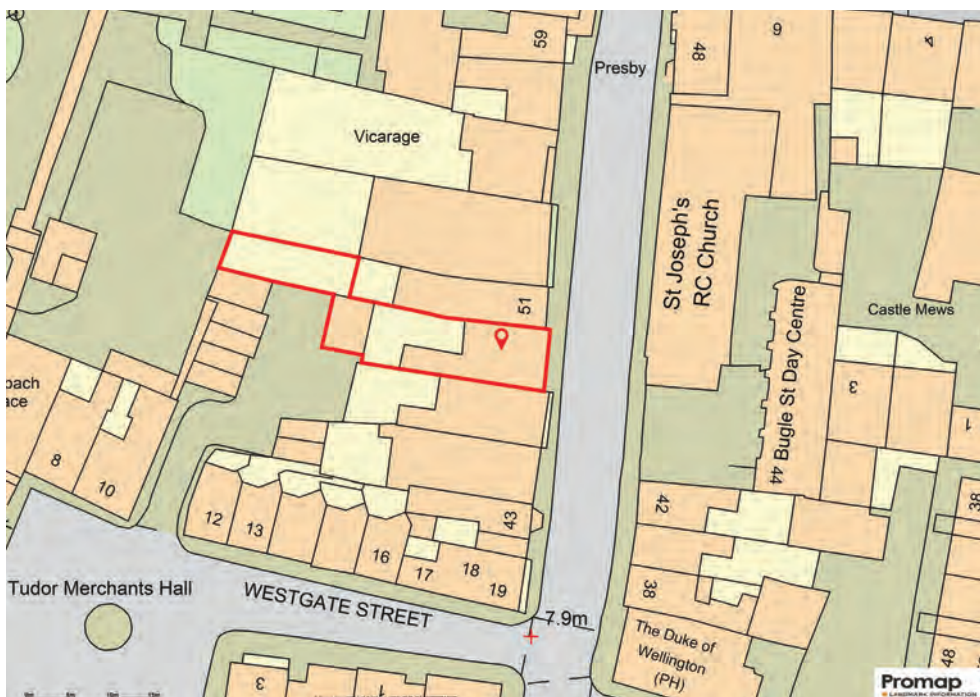












## Services, Utilities & Property Information

Utilities – Mains electricity, water, gas, and drainage.

Tenure - Freehold

Property Type – Grade II\* Listed terraced townhouse

Construction Type – Standard – brick & tile

Council Tax – Southampton City Council

Council Tax Band F

Parking – Garage (which has fitted two cars comfortably)

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast FTTC Broadband connection available- we advise you to check with your provider.

Special Notes – The property is split across two title deeds.

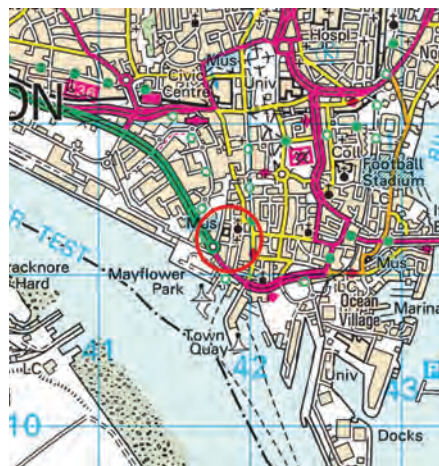
The vendor has made us aware that there is asbestos present in the boiler cupboard on the top-floor which is in an undisturbed condition.

## Viewing Arrangements

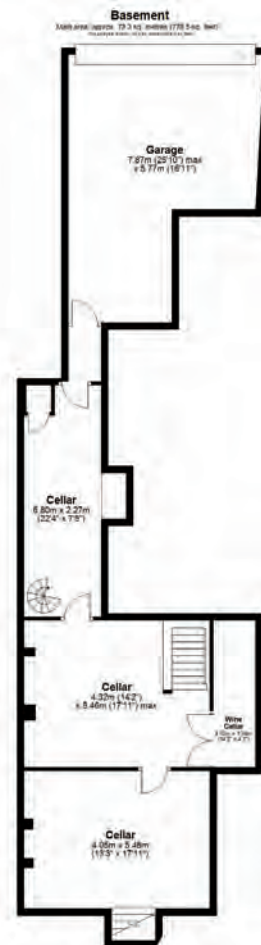
Strictly via the vendors sole agents Fine & Country on 02382 549 200.

## Website

For more information visit <https://www.fineandcountry.co.uk/southampton-estate-agents>.







Main House = 3029.6 sq ft / 281.5 sq m  
Garage = 384.9 sq ft / 35.8 sq m  
Balcony = 169.4 sq ft / 15.7 sq m  
Total 3583.9 sq ft / 333 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 30.05.2025









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**JACK REES**  
MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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