



24 Barton Road, Eastleigh - SO50 6RN

Guide Price £285,000

WHITE & GUARD





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Eastleigh, Eastleigh

## INTRODUCTION

White & Guard are delighted to offer this charming Victorian terrace in a no through road in the sought after Eastleigh central area, thoughtfully updated to combine period elegance with modern convenience. From the moment you step inside, you'll appreciate the generous proportions, high ceilings, and character features that make this home truly special. The property boasts a lounge, dining room, kitchen, study and cloakroom all on the ground floor and two double bedrooms, a family bathroom on the first with a partially converted loft space above. Viewing is essential to appreciate the space and style on offer – contact White & Guard today to arrange your appointment.

## LOCATION

Ideally positioned within easy reach of Eastleigh town centre, Southampton Airport Parkway, and excellent local schools, the property offers superb transport connections and everyday convenience. Whether you're looking for your first home, a move-up property, or a well-connected base, this delightful house blends comfort, practicality and location in equal measure.

- EASTLEIGH COUNCIL BAND E
- EPC RATING C
- FREEHOLD
- CHARACTER VICTORIA TERRACED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- STUDY AND CLOAKROOM
- PRIVATE ENCLOSED REAR GARDEN







## INSIDE

The ground floor offers a welcoming entrance hall leading to a bright and airy lounge, complete with large windows and a feature fireplace – the perfect space to relax or entertain. Beyond this, a separate dining room provides a warm and inviting setting for family meals and gatherings, complemented by original character features. The kitchen has been tastefully modernised with sleek cabinetry, wooden worktops and space for appliances, offering both style and practicality. To the rear, an additional study or utility area provides an ideal space for home working or extra storage and leads to the cloakroom which has been fitted with a low level W/C and wash hand basin.

Upstairs, the property boasts two well-proportioned bedrooms. The master bedroom is particularly spacious, featuring built-in storage and a large bay window that floods the room with natural light. The second bedroom is a generous double with vibrant décor and a window that overlooks the garden. The third bedroom has been split into two rooms, one has been converted into a contemporary family bathroom which has been fitted with a modern three piece suite and the other half is currently a handy storage area with a fixed ladder up to the partially converted loft space, which could be perfect as a guest room or home office.

## OUTSIDE

Outside, the property enjoys an attractive Victorian frontage and a private rear garden, offering a peaceful retreat ideal for outdoor dining or relaxing.

NB : Both firewalls in the roof have been replaced recently, and the roof itself was also replaced a few years back.





SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed  
Up to 76 Mbps download speed. This is based on information provided by Openreach.

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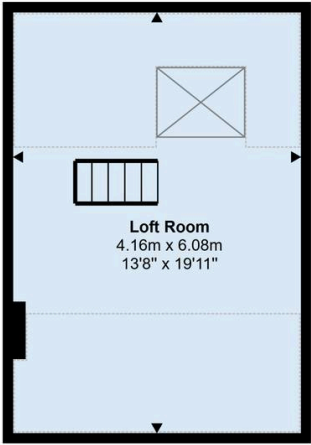
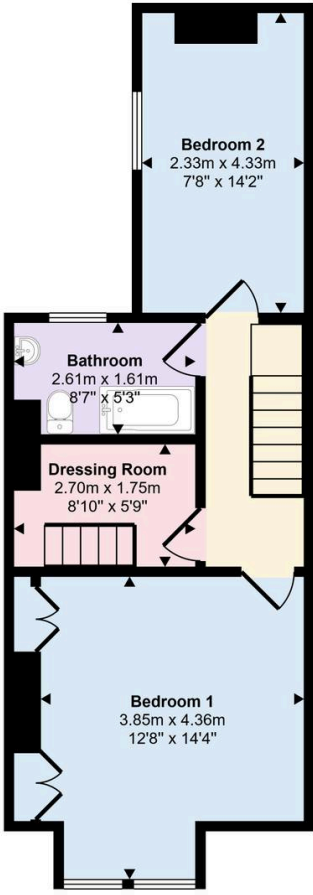
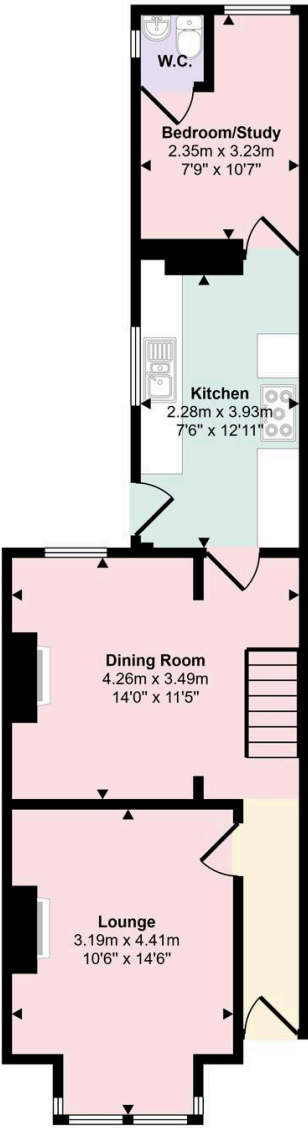
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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area  
117 sq m / 1260 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.