

# Property details approval form

Flat 63 Castle Place, 117 High Street, Southampton, Hampshire, SO14 2EA

Date: 01 April 2025

Property Ref and Version: SSR312045 - 0003

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                    |
|----------------------|--------------------|
| 1. Price             | 5. Property Images |
| 2. Key Features      | 6. Floor Plan      |
| 3. Short Description |                    |
| 4. Long Description  |                    |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£220,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.

Energy Rating: C

## ○ Key Features

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- > Three-Piece Bathroom and Separate Shower Room Ensuite
- > City Centre Location, Near All Amenities
- > Spacious Top-Floor Flat
- > Secure Allocated Parking
- > Open-Plan Kitchen/Living Room
- > Private Balcony & Double-Glazed Windows Throughout, all with Sea Views
- > Close to Pubs, Leading Shops and Restaurants
- > No Forward Chain

## ○ Short Description

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This charming top-floor flat features two spacious bedrooms, one with an ensuite, a well-sized kitchen open-plan with the living room, two separate washrooms and a private balcony. Enjoy allocated parking and a short walk to the centre with dining and shops. No Forward Chain.

## ○ Long Description

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Connells are delighted to bring to market this charming two-bedroom top-floor flat in the highly sought-after City. Offering the perfect blend of comfort and convenience, this home is ideal for those seeking a serene yet vibrant lifestyle.

Step inside to find two well-sized bedrooms, each providing ample space for relaxation, with one benefiting from an ensuite shower room complete with a toilet, hand-washing basin, and shower. The well-proportioned kitchen is perfect for cooking and meal preparation, seamlessly flowing into the open-plan living and seating area-ideal for hosting and staying engaged in conversation while you cook. The three-piece bathroom includes a toilet, hand-washing basin, bathtub with an attached shower, and a heated towel rack for added comfort.

One of the standout features of this property is the private balcony, offering stunning sea views-just like every window in the flat. The entire building has recently undergone external cladding replacement and now fully complies with the latest fire safety standards. Additional benefits include secure allocated parking behind a gated entrance and a prime location just a short walk from the high street, where you'll find a variety of dining options and leading brand shops. With Southampton City Centre's vibrant community, fantastic shopping, and social scene, this property is perfect for both leisure and everyday living.

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## ○ Room Description

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### Hallway

### Kitchen/Living Room

24' 6" x 10' 6" ( 7.47m x 3.20m )

### Private Balcony

Has Sea Views

### Bedroom 1

16' 6" MAX x 9' ( 5.03m MAX x 2.74m )

With Three-Piece Shower Room Ensuite. Including Shower, Hand-Washing Basin & Toilet.

### Ensuite Shower Room

5' 7" x 5' 6" ( 1.70m x 1.68m )

Including Shower, Hand-Washing Basin & Toilet.

### Bedroom 2

13' 6" x 9' 2" ( 4.11m x 2.79m )

### Bathroom

6' 4" x 6' 7" ( 1.93m x 2.01m )

Including Toilet, Hand-Washing Basin, a Bath with Attached Shower and a Heated Towel Rack

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## ○ Property Images



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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

| Signature                |  | Date |
|--------------------------|--|------|
| Jamie Craven             |  |      |
| Dr Ashmall and Mrs Pagel |  |      |