



Connells

Beacon Close
Rownhams Southampton

Beacon Close Rownhams Southampton SO16 8JR

for sale
£265,000



Property Description

Connells Romsey are delighted to present this well-maintained two double bedroom, two bathroom maisonette, situated within a purpose-built block of four in the sought-after area of Rownhams. The property offers a private entrance hall, spacious lounge, fitted kitchen, two bathrooms, and a bedroom suite across the top floor. Further benefits include a private rear garden with lawn and mature shrubs, garage, and off-road parking for two cars. The home is being sold with an extended 99-year lease on completion, making it an attractive, low-maintenance option for first-time buyers. The location provides easy access to the M27, Southampton General Hospital, David Lloyd Leisure Centre, and both Sainsbury's and Lidl supermarkets. Families will appreciate the proximity to Mountbatten School, rated 'Good' by Ofsted.

Agents Notes

The property is being sold with a lease extension to 99 years on completion, giving peace of mind for future buyers and lenders. Heating is provided via storage heaters.

Entrance Hall

Private entrance accessed from a communal staircase, featuring black and white tiled flooring, intercom system, stairs to upper level and two built-in cupboards.

Lounge

13' 9" x 11' 6" (4.19m x 3.51m)

Newly decorated with fresh carpets and a double-glazed window overlooking the rear garden. Doorway through to kitchen.

Kitchen

11' 5" x 5' 8" (3.48m x 1.73m)

Well-appointed with a range of wall, base and drawer units, roll-top work surfaces, a new freestanding cooker, window to rear access, sink with mixer tap, space for tall fridge-freezer, extractor fan, and localised tiling.

Bathroom

6' x 7' 5" (1.83m x 2.26m)

Fitted with WC, hand wash basin and bath. Tiled flooring, extractor fan, and localised tiling.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Located on the ground floor of the apartment, this double bedroom enjoys a front aspect window, storage heaters, and space for freestanding wardrobes.

Landing

Provides loft access and a built-in airing

cupboard housing the tank.

Bedroom One

10' 4" x 13' 4" (3.15m x 4.06m)

Spacious double bedroom located on the top floor with Velux window, fitted carpet, three built-in cupboards, eaves storage, and access to:

Shower Room

6' 2" x 10' 1" (1.88m x 3.07m)

Modern suite with WC, hand wash basin, shower cubicle, extractor fan and localised tiling.

Private Rear Garden

Private garden with lawn, mature shrubs, borders, apple tree, and timber fencing - ideal for outdoor relaxation.

Parking And Garage

Single garage in nearby block, plus two parking spaces (one in front of garage and one allocated space).

Location

Tucked in a quiet cul-de-sac, Beacon Close sits in the well-connected village of Rownhams, between Romsey and Southampton. Day-to-day needs are close by: the Lordshill District Centre offers a large Sainsbury's superstore, pharmacy and everyday services just up the road, while wider shopping, leisure and dining are available in Romsey and Southampton city

centre.

Rownhams St John's Church of England Primary School serves the village and is well-regarded locally (ages 4-11). For secondary, many families look toward The Mountbatten School in Romsey; please check the latest admissions and catchment details with Hampshire County Council and the school.

Commuters are well catered for: Junction 3 of the M27 and the M271 are close at hand, giving fast access to the M3 for Winchester and London, Southampton city/docks and the wider South Coast. Regular Bluestar "4" buses link Rownhams with Southampton (via Shirley and Lordshill), North Baddesley and Romsey. Southampton Central railway station is roughly 2.5-3 miles from Rownhams, with direct bus links to the village.

Southampton General Hospital (UHS), Tremona Road (SO16 6YD), is within easy reach from Rownhams-around 2-3 miles by road depending on the route-making the location ideal for NHS and university staff.

Rownhams and neighbouring Nursling have an active parish community with a village hall and local groups, while Romsey's historic centre, riverside walks and leisure facilities are a short drive. Golfers have Romsey Golf Club and Southampton City Golf Course nearby, and the New Forest National Park begins just west of the village for weekend escapes.









EPC Rating:
Awaited

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
50.00

Tenure: Leasehold

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