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Arlott Court, Southampton

Asking Price £365,000

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Hunters are delighted to present this bright, airy and well maintained three-bedroom terraced home, ideally situated in a quiet cul-de-sac in the highly sought-after residential area of Banister Park, Southampton. Perfectly positioned for convenient access to Southampton City Centre, Southampton Common, and the Southampton Railway Station, Arlott Court offers a peaceful setting adjacent to the Common.

Upon entering the property, you are welcomed by a well-appointed kitchen at the front of the house, featuring a vast amount of worktop space and ample storage, making it a great spot for dining or entertaining. To the rear, a bright and airy lounge boasts large windows that flood the room with natural light. The lounge leads out to a private patio at the rear of the property, which in turn leads directly to the off-street parking, large garage and landscaped communal gardens. Upstairs, you will find two generously sized double bedrooms, including a master with an en-suite shower room, and a third bedroom overlooking the greenery of the gardens. A main bathroom serves the upstairs, along with a convenient guest W/C downstairs.

Additional features include upgraded gas central heating and double-glazed windows throughout.

Communal Gardening Charge- Half Yearly Charge of £267.60

Tenure – Freehold

Council Tax Band E

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



KEY FEATURES

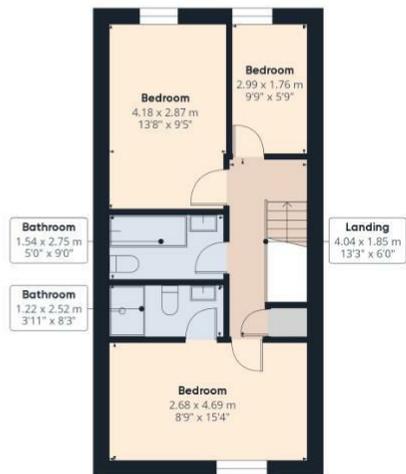
- No Chain
- Quiet Cul De Sac Location
- Terraced House
- Three Bedrooms - One Ensuite
- Family Bathroom and Downstairs WC
- Lounge / Diner
- Easy Access Garage With Driveway Parking
- Rear Patioed Garden and Professionally Maintained Communal Garden
- Located Within Close Proximity to Southampton Common
- Visitor Parking







Ground Floor



Floor 1

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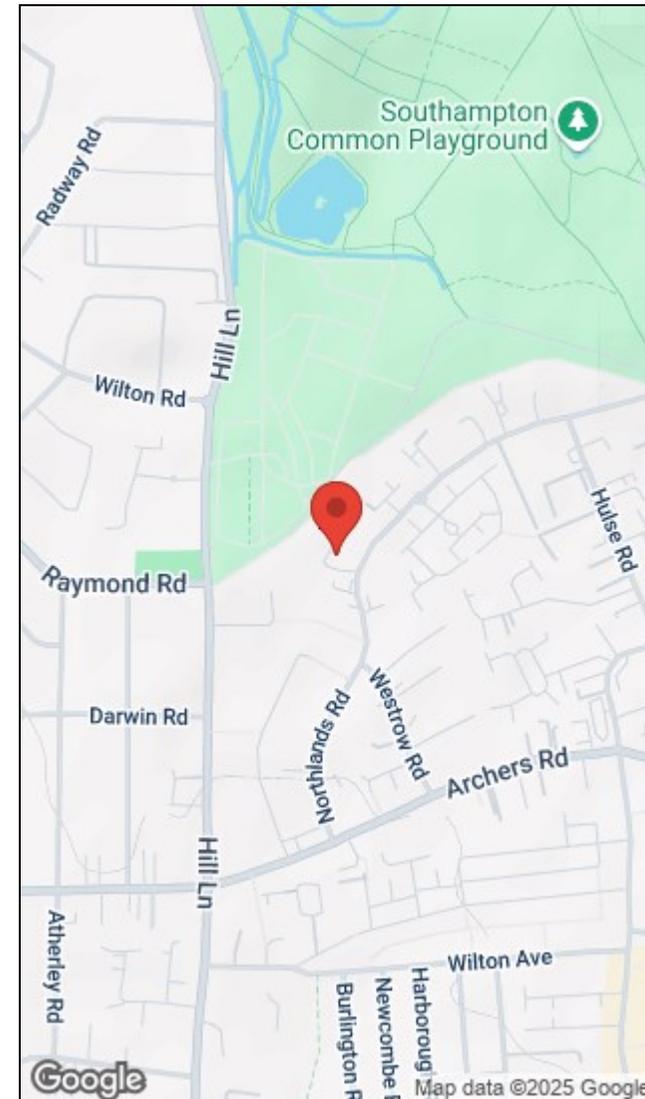
Approximate total area¹
94 m²
1011.81 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| | 83 |
| 71 | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |

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