



9 Beacon Mount, Park Gate, SO31 7GN

Asking Price £399,995



Beacon Mount |
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W&W are delighted to offer for sale this well presented and improved four bedroom detached family home. The property boasts four bedrooms, lounge, kitchen/dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & driveway parking for multiple vehicles.

Beacon Mount is located in Park Gate and benefits from being close to local shops, schools and amenities, including Locks Heath shopping centre and Holly Hill Leisure Centre. The pretty village of Swanwick is just a short drive away, offering a selection of pubs, restaurants, coastal walks and its marina. The M27 motorway links are also nearby, providing links to Southampton, Portsmouth, Winchester, Chichester and London.





Well presented & improved four bedroom detached family home

Entrance hall with porch

Spacious lounge with double doors opening into the kitchen/dining room

Modern kitchen boasting built in oven, hob, wine cooler & space for additional appliances

Dining room with patio doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefiting from built in storage cupboard & modern en-suite shower room

Three additional bedrooms with one downstairs

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Rear landscaped garden with majority laid to artificial lawn, paved patio area & shed to remain

Block paved driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

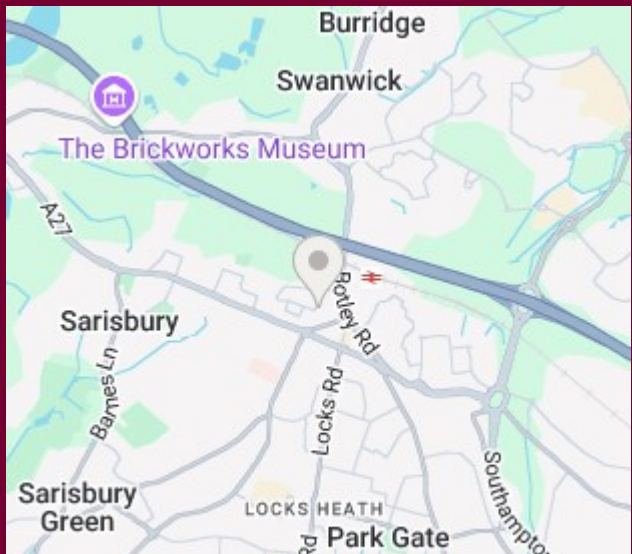
Sewerage - Mains

Heating - Gas central heating

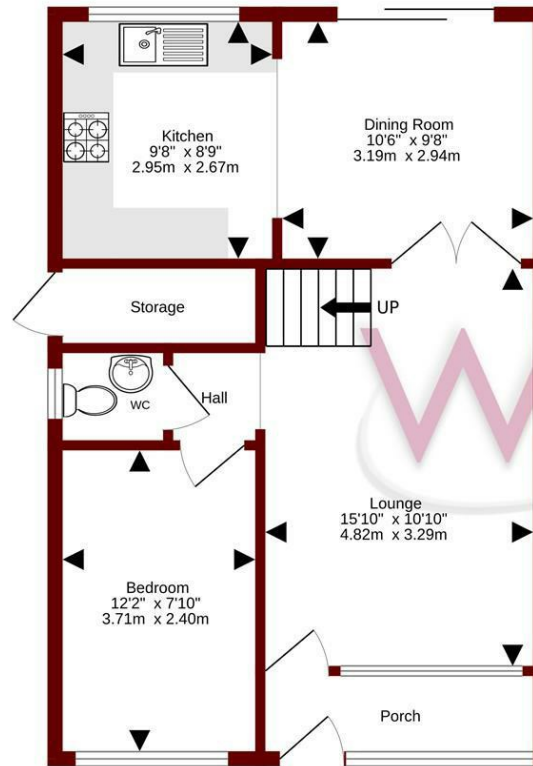
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Toob

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

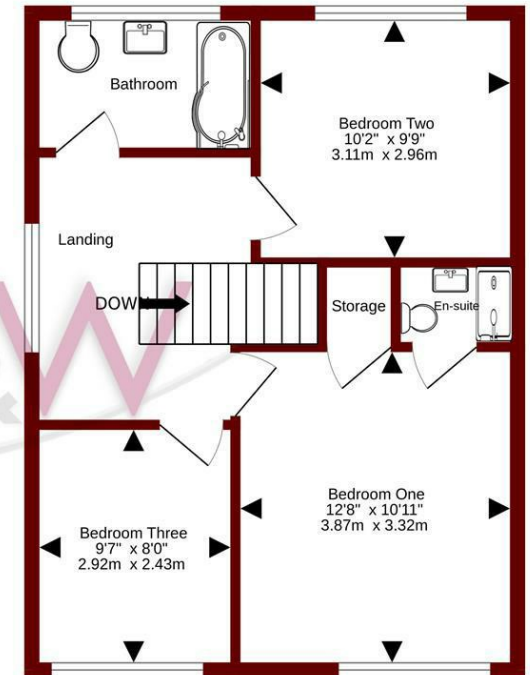
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
545 sq.ft. (50.7 sq.m.) approx.



1st floor
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2063 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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