



16 Beacon Mount, Park Gate, SO31 7GN

Asking Price £389,995



Beacon Mount |
Park Gate | SO31 7GN
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W&W are delighted to offer for sale this extremely well presented three bedroom detached home. The property boasts three bedrooms, lounge, modern kitchen, dining room, cloakroom & main bathroom. The property also benefits from a rear landscaped garden, garage & 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.





Extremely well presented three bedroom detached home

Lounge with walk in bay window & centrepiece stone surround fireplace with inset electric fire

Modern kitchen enjoying high gloss units & attractive cabinets

Integrated appliances include double oven, hob, fridge/freezer & dishwasher

Dining room with double doors opening out onto the rear garden

Feature wood effect flooring throughout the ground floor

Galleried landing with large window & built in airing cupboard

Main bedroom benefitting from built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Main bathroom comprising four piece suite & attractive wall tiling

Westerly facing rear landscaped low maintenance garden majority laid to shingle, patio area, side space laid to decking with cover above and access to the cloakroom

Garage with power, lighting & plumbing for appliances

Driveway parking for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

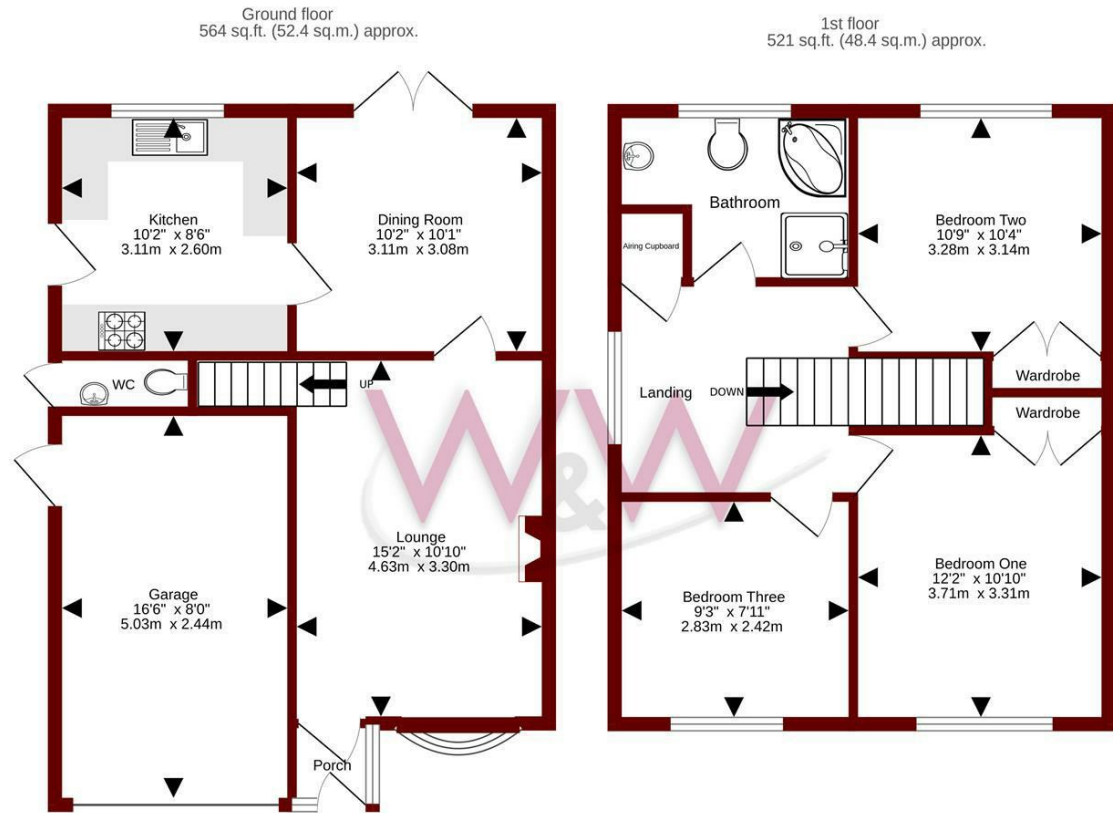
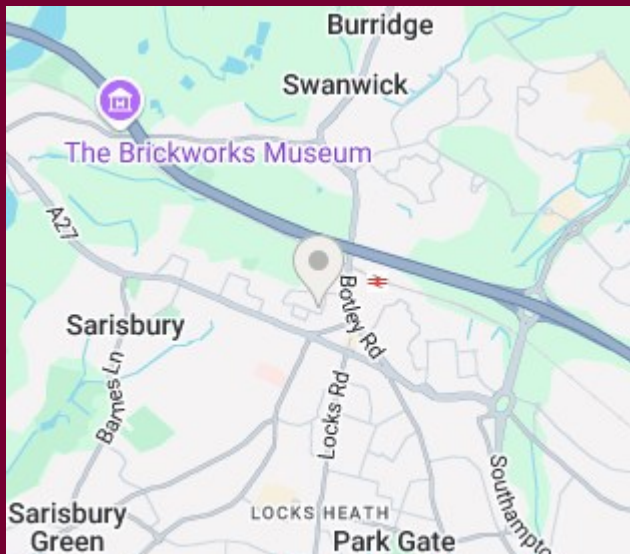
Sewerage - Mains

Heating - Gas central heating

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

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/>



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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