



3b Beacon Mount, Park Gate, SO31 7GN

Asking Price £525,000



Beacon Mount |
Park Gate | SO31 7GN
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W&W are delighted to offer for sale this well presented & improved five bedroom detached family home sitting on an enviable corner plot. The property boasts over 1800 sq.ft providing five bedrooms, lounge, 23'ft kitchen/dining/family room, downstairs cloakroom, modern main shower room & modern en-suite shower room to the main bedroom. Outside, the property enjoys a rear tiered garden, 29'ft garage with carport & 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 five bedroom detached family home

2025 Re-decorated throughout with replacement internal oak doors

No chain ahead

Enviably corner plot providing front, side & rear gardens

Impressive open plan kitchen/dining/family room with double doors opening out onto the rear garden & feature air conditioning unit to the glass roof area

Modern 2025 re-fitted kitchen enjoying attractive worktops, cabinets & integrated range cooker, dishwasher & space for fridge/freezer

Spacious lounge enjoying triple windows to the front

Downstairs cloakroom comprising two piece suite

Galleried landing with window to the front

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising four piece white suite with feature twin sinks

Four additional bedrooms with three benefitting from built in wardrobes

Modern shower room comprising three piece white suite

Rear tiered landscaped garden enjoying paved patio area, raised lawn area with decked sun terrace & feature outside lighting

29'10ft garage with utility area providing space/plumbing for appliances

Carport & driveway providing parking for multiple vehicles

Additional second driveway to the right hand side of the property with gates to parking area, ideal for a motor home or caravan

The seller informs us that the property has a valid EICR & Gas safety that was carried out in June 2025

ADDITIONAL INFORMATION

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

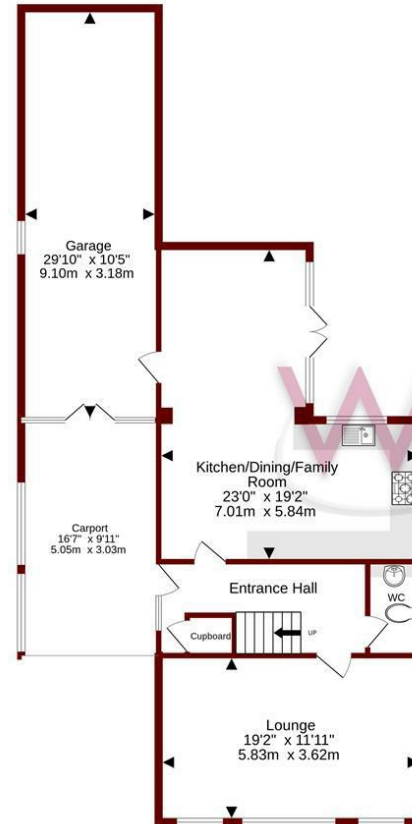
Broadband - There is no broadband currently connected to the property

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

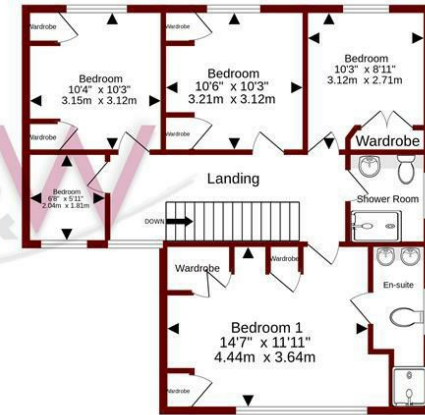
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
1157 sq.ft. (107.5 sq.m.) approx.



1st floor
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 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		81
(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 - E - £1,967.57 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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