



**Connells**

Flat 4 Dean Road  
Southampton



### Property Description

Nestled in the highly sought-after Bitterne Village, this well-maintained first-floor studio apartment offers a blend of comfort and convenience.

The property features a spacious lounge/bedroom area, a fitted kitchen, and a modern shower room, making it an ideal living space for a first-time buyer or a savvy investor.

Residents will enjoy access to a communal garden, perfect for relaxation, as well as designated parking.

With no chain, moving in is hassle-free.

The prime location offers easy access to local shops and public transport, enhancing the appeal of this desirable property.

Don't miss the opportunity to secure this charming apartment in one of the area's most desirable locales.

### Lounge Bedroom

14' 9" x 11' 4" ( 4.50m x 3.45m )

Double glazed window to front aspect. Electric radiator. Electric fireplace. Built in storage housing water tank.

### Kitchen

7' 7" x 5' 6" ( 2.31m x 1.68m )

Double glazed window to rear aspect. Modern fitted kitchen with wall and base units. Fitted electric hob and oven. Space for fridge freezer and washing machine. Stainless steel sink and drainer. Tiled splash back. Worktops are real wood butchers block.

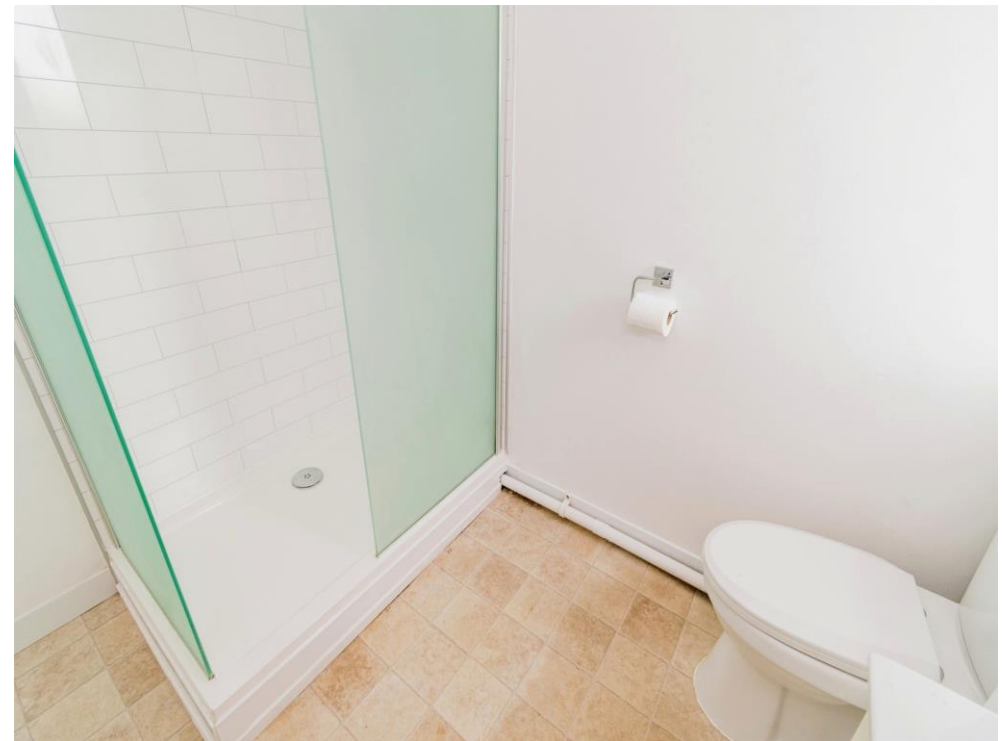


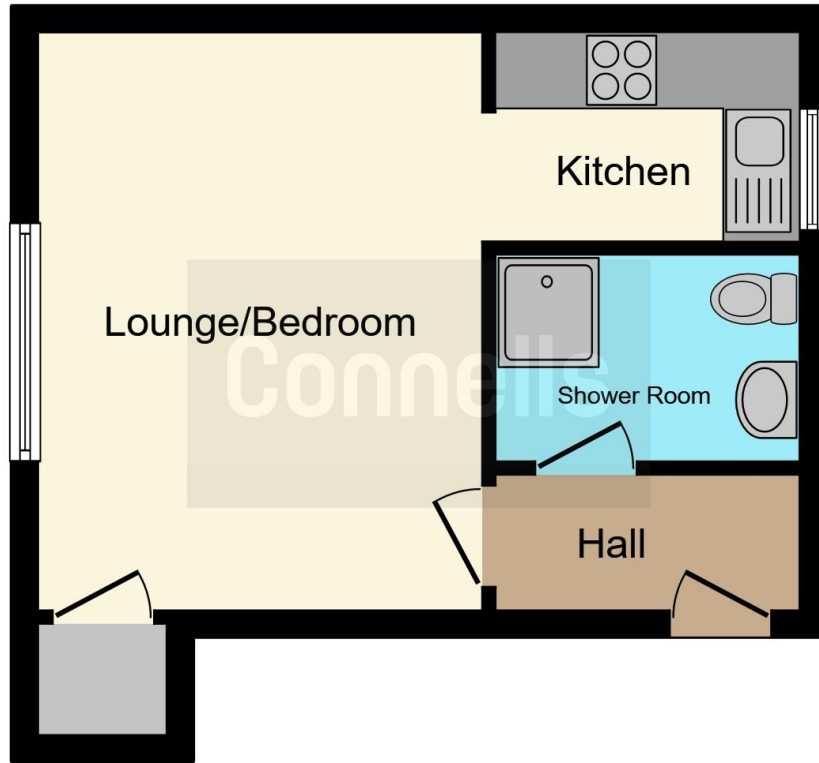
## Shower Room

Double glazed window to rear. Fitted modern shower and vanity sink with unit. WC. Part tiled. Extractor fan. Loft access.

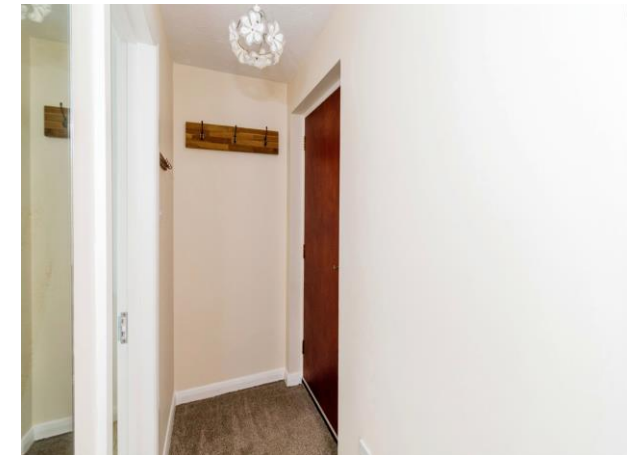
## Outside

Private car park for residence. Communal garden mainly laid to lawn. Bin storage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BTN106534](http://connells.co.uk/Property/BTN106534)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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