



**Guide Price £400,000**


**Freehold**

**6 Beacon Mount, Park Gate**

**Southampton, Hampshire SO31 7GN**



## Quick View

	4 Bedrooms		Garage
	1 Living Room		1 Bathroom + Cloaks
	Detached House		EPC Rating D
	Driveway Parking		Council Tax Band D

## Reasons to View

- You need to come and explore the quirky layout of this split-level home, with accommodation over three and a bit floors there's a real feeling of space.
- Such a convenient location – Park Gate shops and Swanwick train station are both less than third of a mile on foot.
- Four spacious bedrooms will give plenty of room for the family to grow into here and there's a modern bathroom with separate shower cubicle.
- The lower ground floor sitting room has a very cosy feel with its feature fireplace, ideal for snuggling up in front of the TV on those cold winter nights.
- A keen gardener's heaven; with a split-level plot of approx. 50m (164ft) in length there is plenty of space to be creative here.
- There's parking for two cars on the driveway giving space for bikes, camping and sport gear in the garage.

## Description

If you are looking for something a little bit different, then this detached split-level house is certainly worth a look. Arranged over three and a bit floors the layout here is a bit quirky with plenty of scope to create a very interesting home. It is also ideally positioned for family life, with Park Gate shops and Swanwick train station both just a 6-minute walk away. If you commute by road, you can be on the motorway in no time, and for teens Brookfield school is only a mile on foot.

There is driveway parking for two cars and an integral garage with power and light. A front porch leads into the spacious hallway with stairs to both the first floor and lower ground floor. At the entrance level is the kitchen/dining room which has a range of fitted units and space for the table and chairs. In the hall three steps lead up to bedrooms three and four which both have a view over the rear garden, also at this level is a cloakroom fitted with a white suite. On the lower ground floor, you'll find the sitting room with aspect and access out to the rear garden and a feature cast iron fireplace giving a focal point.

Up on the first floor the main bedroom is a very generous size and enjoys a dual aspect with windows to the front and rear, a door gives access into eaves storage space and there are fitted wardrobes. Across the landing is bedroom two, a good double room and the family bathroom. The bathroom has been refitted with a modern four-piece suite with separate shower cubicle and bath.

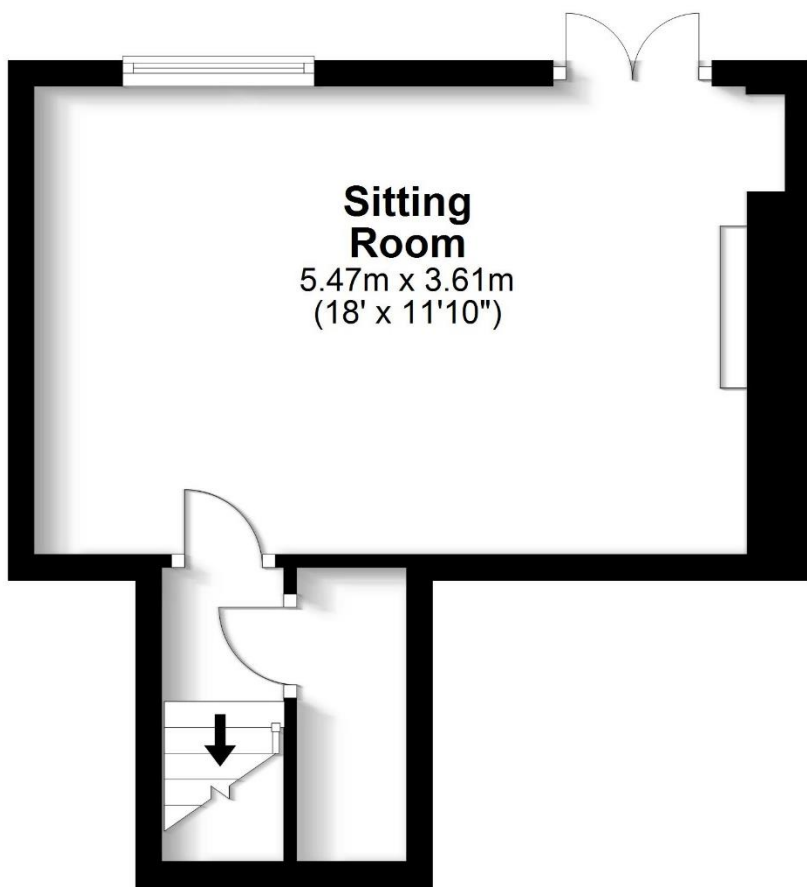
Outside there is a good sized westerly facing rear garden, being situated on the hill it is split level with a raised patio and lawn and path to the side leading to a lower area at the rear. We feel this is a great opportunity to create a unique home that will be a long term base for a growing family.

## Directions

<https://what3words.com/slice.playroom.dilute>

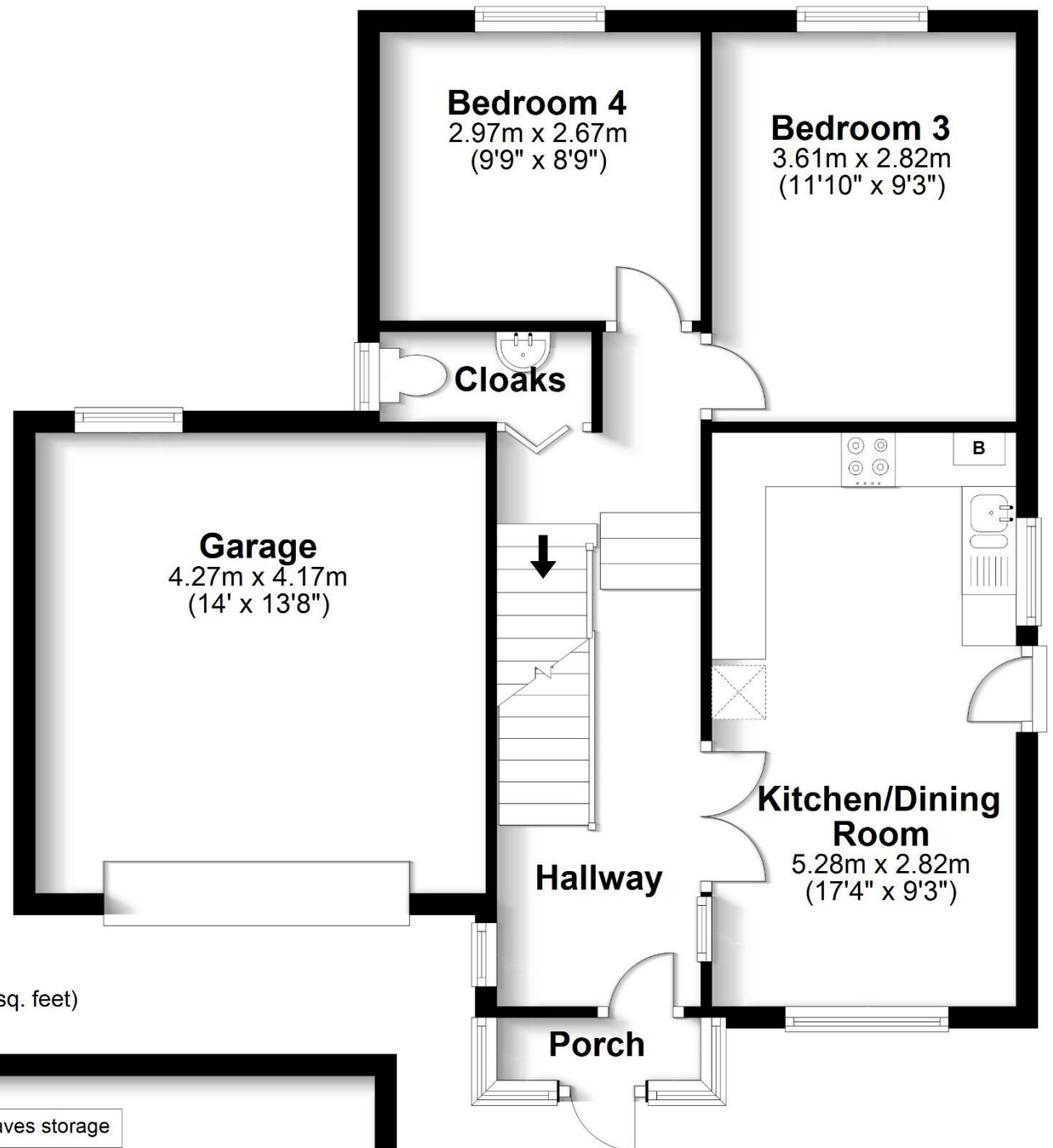
## Lower Ground Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



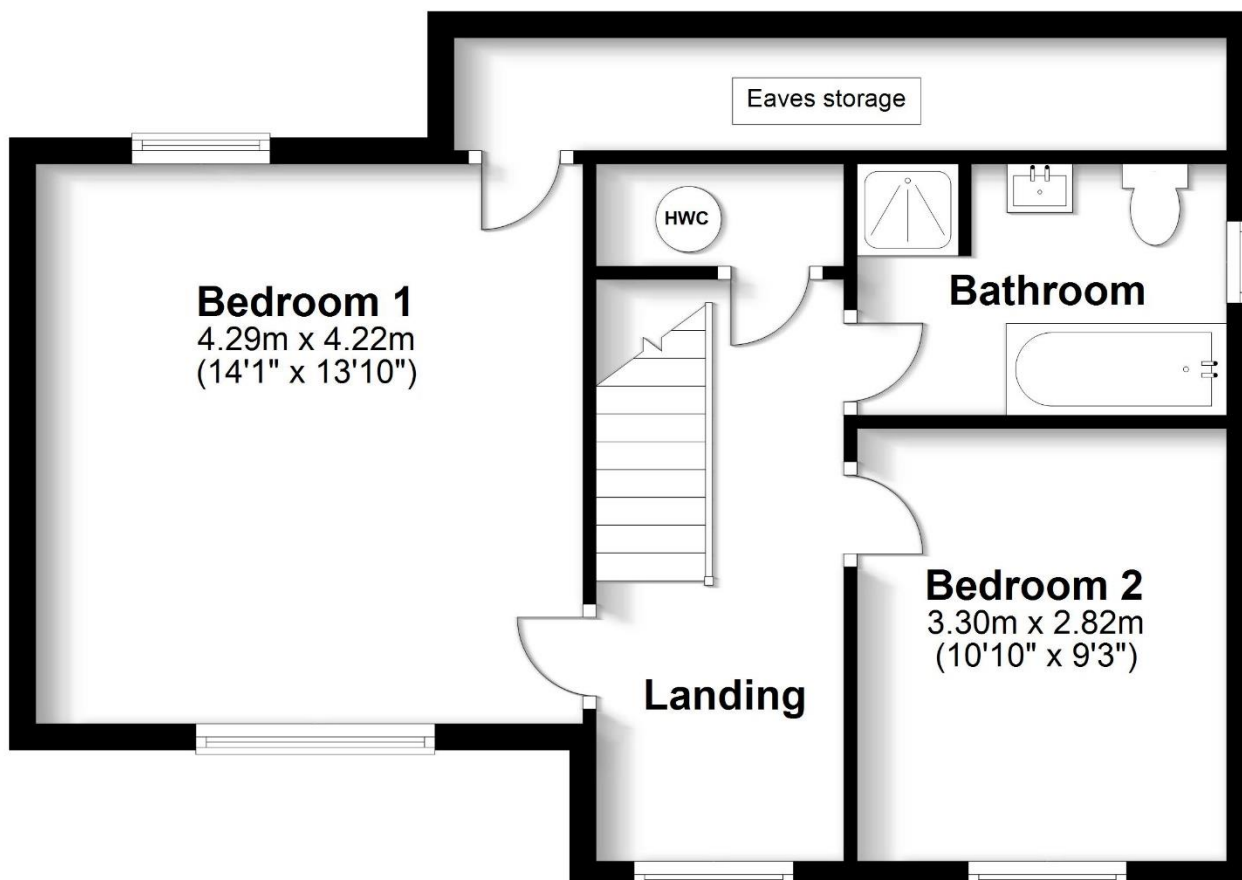
## Ground Floor

Approx. 66.8 sq. metres (719.3 sq. feet)



## First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



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