



£350,000
Freehold

39 Beacon Bottom, Park Gate
Southampton, Hampshire SO31 7GQ



Quick View

	3 Bedrooms		No Garage
	2 Living Rooms		1 Bathroom
	Semi-Detached House		EPC Rating D
	Parking for Two		Council Tax Band C

Reasons to View

- All three bedrooms are double, so no one lacks out with the box room.
- Such a convenient location. Park Gate shops and Swanwick Train Station are less than a third of a mile away on foot.
- Parking for two cars on the driveway, and a handy covered walkway for storing bikes and outdoor gear.
- Leased solar panels on the roof mean the cost of running this home should be very low.
- South-facing terraced rear garden, a blank canvas ready to create your own garden masterpiece.
- Handy study and a conservatory add to the versatile spaces this lovely home can offer.

Description

The sloped driveway provides off-road parking for up to three cars, and a covered side walkway offers practical storage space for bikes, bins, or outdoor toys.

Step into the entrance porch — perfect for muddy boots and wet coats — which leads into a welcoming hallway with stairs to the first floor and a handy downstairs cloakroom. The living room features a stylish feature wall to mount the TV with built-in shelving, either side, ideal for book lovers and film buffs alike. Sliding doors open into a bright conservatory, which in turn leads out to the garden via double doors.

The kitchen is well-equipped with white cabinetry, and a range of worktops for food prep, a built-in double oven, and a five-burner hob. From here, a rear door leads into a versatile study, formerly the garage, with a window overlooking the front of the property — perfect for working from home.

Upstairs, you’ll find three comfortable double bedrooms, including a generous principal bedroom with fitted wardrobes running the length of one wall. The bathroom has recently been updated with a sleek white suite and which features a monsoon shower and normal shower head. The landing also offers a spacious airing cupboard and access to the loft via a fitted ladder.

The south-facing, tiered rear garden may require some vision and effort, but it offers fantastic potential for those with green fingers or landscaping ambitions. With a little imagination, it could become a truly impressive outdoor space. The rest of the home’s exterior is low maintenance, thanks to UPVC windows, fascia’s, and soffits.

Other Information

The property benefits from solar panels, which are subject to a 25-year Solarshare lease with HomeSun2 Ltd, dated 18/11/2011. Buyers should inform their mortgage provider of this arrangement. A copy of the PV panel lease is available on request.

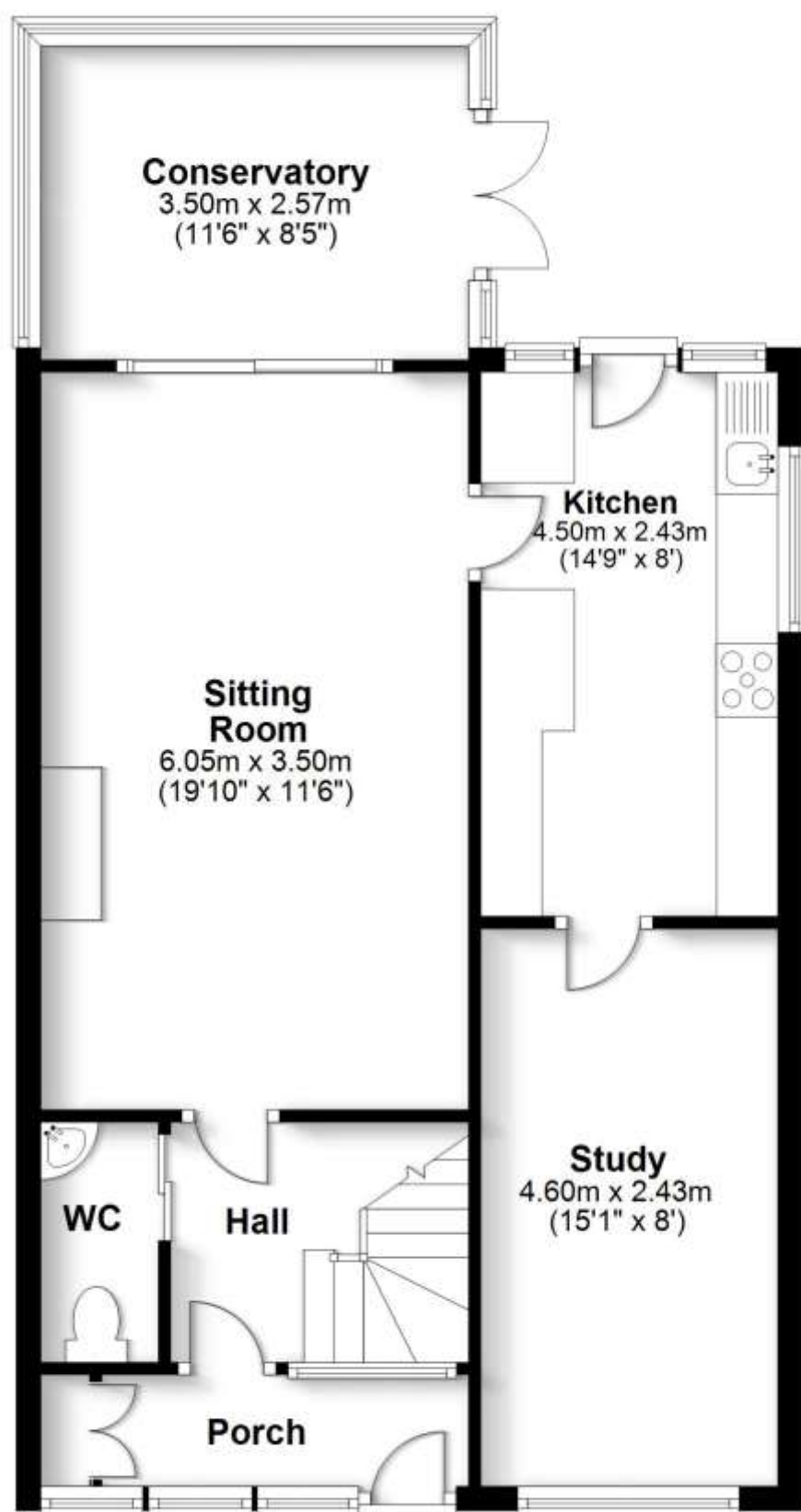
We are advised that properties on this road were constructed with pitch fibre drainage.

Directions

<https://what3words.com/tubes.caravans.shippers>

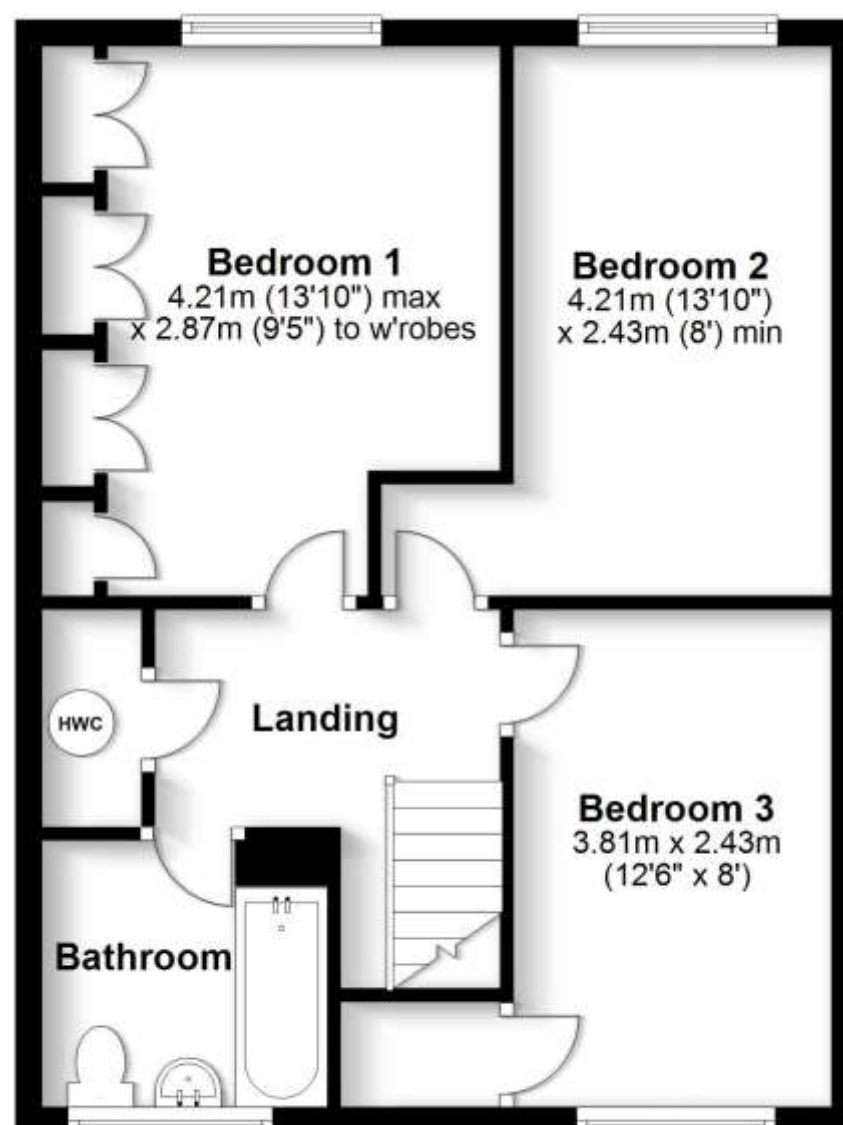
Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 113.6 sq. metres (1223.2 sq. feet)

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