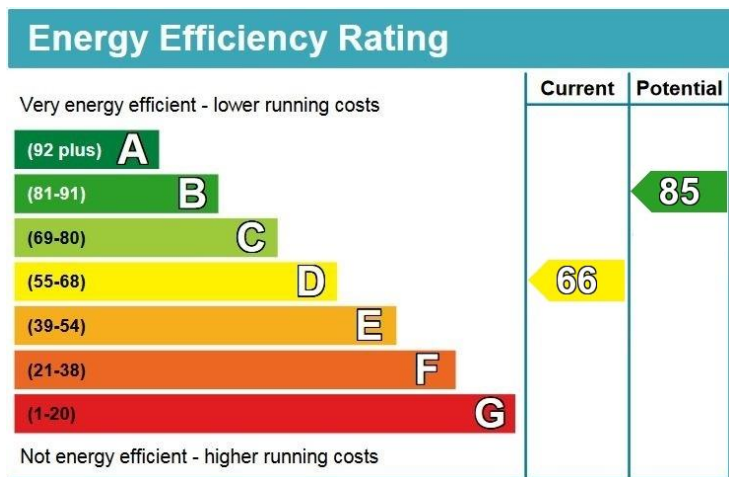




Bitterne

023 8042 2600



59 Athelstan Road, Southampton, Hampshire, SO19 4DE

Guide Price £300,000 Freehold

Draft Details Awaiting Vendor Approval

GUIDE PRICE £300,000 - £325,000! Welcome to Athelstan Road! Set within the heart of Bitterne this beautiful family home offers some incredible views over the River Itchen. This property has been truly loved and cared for by the client and would make the perfect upside or first time purchase. At the approach there is off road parking for two cars, with steps leading up to a terrace which takes you directly through the front door. Stepping into a warm entrance hallway with access to a light and bright living room boasting an eye-catching bespoke electric fireplace inset in the breast of the chimney. Sweeping the back is a sociable kitchen diner with an integral oven and plenty of space for free standing appliances... even a dishwasher! Upstairs are three spacious bedrooms and main bathroom suite. In our opinion, the views of the river from the master bedroom complete the home and must be seen! Furthermore there is a tiered rear garden with solid decking and side access.

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Entrance Hall:
Smooth and coved split-level ceiling, UPVC double glazed windows to front, UPVC double glazed window to side, composite French doors into hall, sockets, radiator.

Lounge
11' 6" (3.51m) x 11' 1" (3.38m)::
Smooth and coved ceiling, UPVC double glazed bay window to front, electric fire, sockets, TV point, one radiator.

Kitchen/Diner
12' 1" (3.68m) reducing to 9'7" (2.92m) x 11' (3.35m)::
Smooth and coved ceiling, UPVC double glazed window to side and patio doors to rear opening onto garden, a range of wall base and drawer units with work surface over, integrated double oven, space for free-standing dishwasher, washing machine and fridge/freezer, wall tile and splashbacks, one radiator.

Landing

Bedroom One
13' 4" (4.06m) x 10' 6" (3.20m)::
Smooth ceiling, UPVC double glazed bay window, one radiator.

Bedroom Two
12' 11" (3.94m) x 10' 6" (3.20m)::
Smooth ceiling, picture rails, UPVC double glazed window to rear, one radiator.

Bedroom Three
9' 9" (2.97m) x 6' 11" (2.11m)::
Smooth ceiling, picture rails, UPVC double glazed window to rear, one radiator.

Bathroom :
Smooth ceiling, UPVC double glazed obscured window to front, three piece suite comprising: bathtub with electric shower over and folding glass screen, WC, wash hand basin, chrome towel rail.

Garden:
Fence enclosed, tiered garden, decking for seating area to the top with views to waterfront.

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band C

Sellers Position
Buying On

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



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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