

Bitterne
023 8042 2600



**58 Witts Hill, Midanbury, Southampton,
Hampshire, SO18 4QH**
£175,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Witts Hill! This beautifully presented, first-floor maisonette has been carefully refurbished by the current owners and is now "move-in" ready! The property boasts fantastic outdoor space, a private rear garden enjoying a southerly aspect, PLUS a front garden with hardstanding providing potential for off-road parking. Internally, you are welcomed by the entrance hall with stairs leading to the first floor. The hallway has hatch access to the loft space. The lounge is positioned at the front with a large window flooding the room with natural light. The statement kitchen has been designed with bold shaker-style units and features a built-in oven and electric hob. The bathroom is elegant, with a modern white suite and sleek tiling. Both bedrooms are considered as double rooms. This maisonette benefits from gas central heating, a 109-year lease and no service charges. Viewing is highly recommended to appreciate everything on offer!

58 Witts Hill, Midanbury, Southampton, Hampshire, SO18 4QH

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Approach:
Hardstanding providing potential for off-road parking, lawned area, shed and a pathway leading to:

Entrance Hall:
Stairs to first floor.

Hallway:
Smooth ceiling with inset spotlights, hatch providing access to loft space, UPVC double glazed window to front.

Lounge
12' (3.66m) x 11' (3.35m)::
Smooth and coved ceiling, UPVC double glazed window to front, radiator, doors to:

Kitchen
9' (2.74m) x 7' (2.13m)::
Smooth ceiling, UPVC double glazed window to side, modern wall, base and drawer units with work surface over, stainless steel sink and drainer inset, built-in oven with electric hob over, space for washing machine and fridge/freezer, wall-mounted combi boiler, tiled splashbacks.

Master Bedroom
12' 1" (3.68m) x 11' (3.35m)::
Smooth ceiling, UPVC double glazed window to rear, built-in storage, radiator.

Bedroom Two
7' 4" (2.24m) x 9' 6" (2.90m)::
Coved and textured ceiling, UPVC double glazed window to front, radiator.

Bathroom :
Smooth ceiling with inset spotlights and extractor fan, UPVC double glazed obscured window to rear, three-piece suite comprising: WC, wash hand basin and panel enclosed bath with folding shower screen and electric shower over, tiling to principal areas, heated ladder towel rail.

Garden
Enclosed and private southerly aspect rear garden. Designed with low maintenance in mind - large patio seating area. Storage sheds. Fence enclosed.

We are advised by the vendor the lease details are as follows:
Lease - 109 years remaining
Maintenance charge - nil
Ground rent - £250 per annum

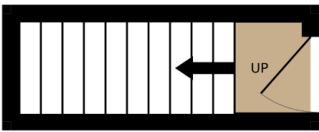
Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band A

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.

GROUND FLOOR



1ST FLOOR



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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