

PEARSONS
ESTABLISHED 1900

35 Avenue Road, Southampton, Hampshire, SO14 6TR

Country & Individual Homes



35 Avenue Road
Southampton
Hampshire
SO14 6TR

4 bedrooms
Freehold

A stunning Victorian period home offering exceptional accommodation in the heart of the city enjoying a feeling of being detached from the centre but still with all the facilities on hand, within walking distance to Southampton Common.

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DESCRIPTION
The property is beautifully presented inside and out with a Victorian tiled pathway leading to the yellow brick frontage of the property. Internally in brief, comprising of an entrance hallway with original stain glass front door. Spacious living room with double glazed sash bay window and original floorboards. Family reception room with feature fireplace and french doors opening onto the garden. Downstairs W.C. Open plan modern fitted kitchen/diner with bifold doors opening onto the garden and bay window to the side. On the first floor are four bedrooms, with the main bedroom having a double glazed wooden sash bay window and fireplace. Modern tiled family shower room with W.C. A mixture of Double glazed wooden sash and UPVC windows throughout. Gas central heating. To the rear of the property is a good sized garden measuring approximately 70ft and mainly laid to lawn with a patio area, brick built shed and built-in barbeque. On street permit parking.

LOCATION
Avenue Road is situated in the heart of Southampton within walking distance of Bedford Place with its trendy bars, restaurants and boutiques and the open parklands of the nearby Common. The city centre itself offers a comprehensive range of facilities with good transport links including a mainline railway service to London (Waterloo).

ENTRANCE HALL
Original stain glass front door. Engineered oak flooring. Smooth plastered ceiling with coving. Radiator. Doors to all rooms. Stairs to first floor with cupboard under.

LIVING ROOM 17' 1" (5.20m) x 16' 3" (4.96m):
Smooth plastered and ornate coved ceiling and walls. Picture railing. Double glazed wooden sash bay window to the front aspect. Radiator. Original wooden floorboards. Fireplace.

FAMILY ROOM 14' 0" (4.27m) x 11' 0" (3.36m):
Smooth plastered walls and ceiling. Picture railing. French doors opening onto the rear garden. Carpeted flooring. Feature fireplace. Radiator. Fitted shelving and cupboards to alcove.

CLOAKROOM.
Smooth plastered walls & ceiling. Low level w.c. and wash hand basin. Combination boiler.

KITCHEN/DINER 26' 1" (7.96m) x 12' 10" (3.90m):
Smooth plastered ceiling and walls. Range of wall mounted and base units trimmed with encore worktops over and tiled splash backs. Space for fridge and freezer. Integrated dishwasher, oven and gas hob with hood over. Underlaid sink with chrome mixer tap. Double glazed wooden sash bay windows to side aspect with wooden panelling. Radiator. Engineered oak. Spacious dining area with bi-fold UPVC doors opening onto the garden area.

FIRST FLOOR LANDING
Loft hatch. Smooth plastered ceiling with coving and walls. Carpeted flooring. Stain glass window to side aspect. The Velux window provides additional natural light. Radiator. Doors to bedrooms one, two, three, four, bathroom and shower room.

BEDROOM ONE 17' 1" (5.20m) x 16' 3" (4.96m):
The substantial sash bay window to front elevation. Picture rail. Smooth walls and ceiling. Carpeted flooring. Radiator. Marble fireplace.

BEDROOM TWO 14' 0" (4.27m) x 11' 0" (3.36m):
UPVC double glazed window to rear aspect. Chimney breast with built-in wardrobe. Radiator. Carpeted flooring.

BEDROOM THREE 10' 4" (3.15m) x 8' 11" (2.72m):
Wooden double glazed sash window to side aspect. Radiator. Carpeted flooring.





"Having been the subject of a comprehensive program of renovation by the current owners and maintaining the original features and character including deep skirting boards, fireplaces and ornate coving"

BEDROOM FOUR 12' 0" (3.65m) x 7' 1" (2.15m):
UPVC double glazed window to side aspect. Radiator. Carpeted flooring.

SHOWER ROOM
Double glazed sash window to front and aspects. Walk in shower cubicle with glass panel, wash hand basin and low level w.c. Heated towel rail. Tiled walls and flooring.

OUTSIDE
The front garden is gated with steps leading up to the ornate brick/tiled pathway leading to the front door. There is an abundance of flowers and mature shrubs. The side and rear gardens measuring approximately 70ft in length. benefit from similar feature brickwork patio areas as well as a delightful courtyard setting and large lawn area, brick built shed and built-in barbeque. Permit parking to the rear.

DIRECTIONS
From our Offices in London Road proceed in a northerly direction along The Avenue. Avenue Road can be found as a turning on the right hand side and number 35 can also be located on the left.










KYRIE
IRVING
JORDAN
23





Ground Floor
823 sq.ft. (76.5 sq.m.) approx.

1st Floor
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 sq.m.) approx.

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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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 Pearsons.

Council Tax
Southampton City Council
BAND: D
CHARGE: £2,266.44
YEAR: 2025/2026

Reference
S8824/BP/160226/D4

Viewings are by prior appointment with Pearsons Southampton – call 023 8023 3288.

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