



Bitterne
023 8042 2600



**14 Hogarth Close, Sholing, Southampton,
Hampshire, SO19 1RA**

£230,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Hogarth Close! This property is positioned in a quiet cul-de-sac in Sholing, whilst still benefiting from many nearby amenities. You are welcomed by a bright entrance hall with a door leading to a TWENTY-FOOT kitchen/dining/living space. This area is flooded with natural light and has been finished with popular shaker-style cabinetry, a breakfast bar and French doors leading to the sun/utility room. The sun/utility room has space and plumbing for a washing machine and tumble drier. Upstairs will continue to impress! There are three well-proportioned bedrooms PLUS a neat family bathroom. The current owner has made many improvements to this property, and it is now a blank canvass for the next owner to really make their own. The garden enjoys a south-westerly aspect and lots of privacy. There is communal parking to the side of the property. Offered with NO FORWARD CHAIN! Please note this property is a non standard construction.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach:

Pathway to front door:

Entrance Hall:

Textured ceiling, stairs rising to first floor, door to:

Open Plan Kitchen/Living/Dining Area

20' 10" (6.35m) max x 18' 9" (5.71m) max::

Textured ceiling to lounge/dining area, smooth ceiling to kitchen area, UPVC double glazed window to front and rear, UPVC double glazed French doors to rear, shaker-style wall, base and drawer units with work surface over, stainless steel sink and drainer inset, built-in oven, gas hob with extractor over, breakfast bar, space for appliances, two vertical radiators.

Sun Room/Utility

6' 2" (1.88m) x 12' 6" (3.81m)::

Polycarbonate roof, UPVC double glazed window to rear and French doors to rear, space and plumbing for washing machine and tumble dryer.

Landing:

Textured ceiling, hatch providing access to loft space, doors to:

Master Bedroom

11' 11" (3.63m) x 12' 6" (3.81m)::

Textured ceiling, UPVC double glazed window to front, radiator.

Bedroom Two

8' 7" (2.62m) x 12' 7" (3.84m) max::

Textured ceiling, UPVC double glazed window to rear with views over playing field, radiator.

Bedroom Three

8' 2" (2.49m) x 8' 9" (2.67m) max::

Textured ceiling, UPVC double glazed window to front, built-in storage cupboard, radiator.

Bathroom :

Textured ceiling UPVC double glazed obscured window to rear, WC, wash hand basin and panel enclosed bath with shower attachment, aqua panelling to principal areas, laminate floor.

Garden:

Wall enclosed rear garden with a good degree of privacy, decorative stones, flower and shrub borders, shed, gated rear access.

Parking:

Communal parking to side.

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

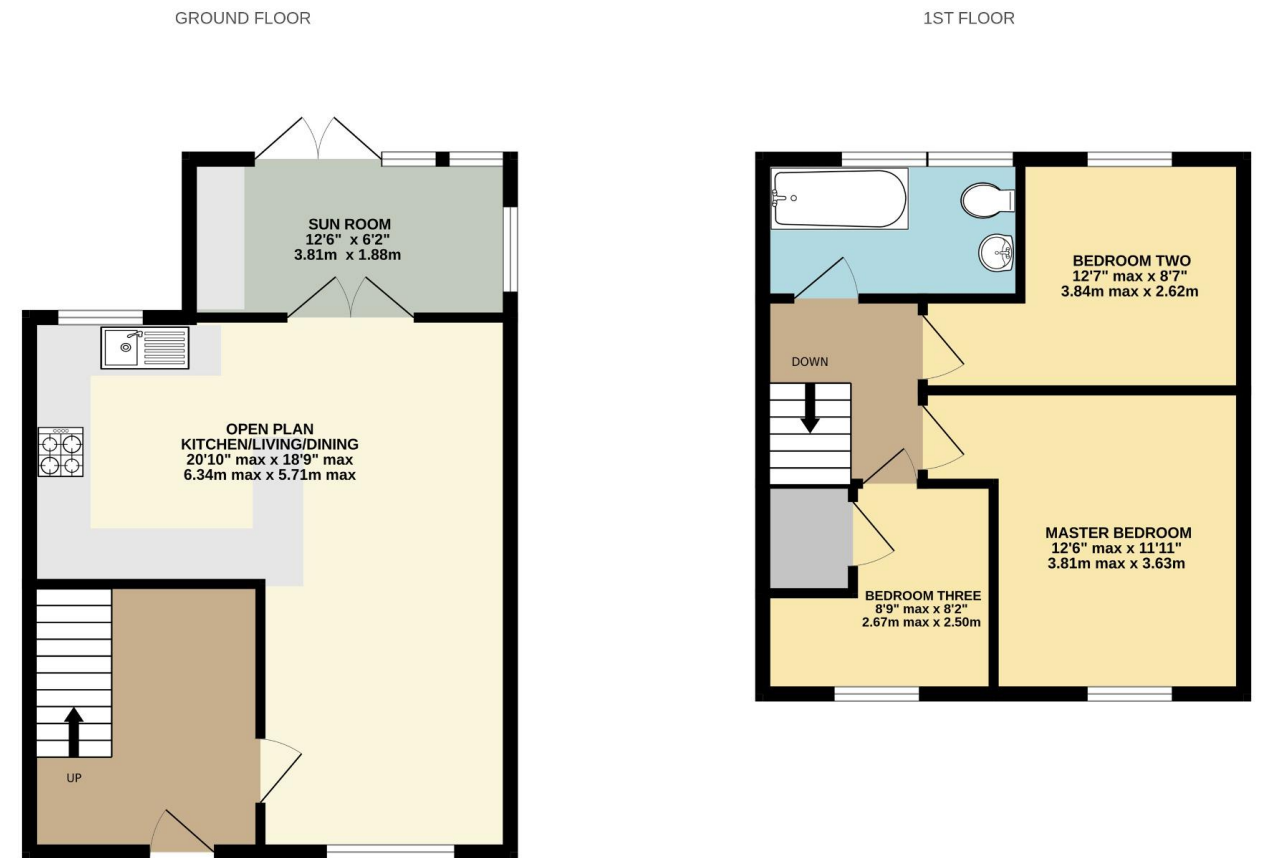
Band B

Sellers Position

No Forward Chain

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.



HOGARTH CLOSE

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. Made with Metropix ©2026

Bitterne

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Bitterne
SO19 7RD

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SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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