



Flat 10, 52 Vespasian Road, Bitterne Manor, Southampton, SO18 1EH

Offers in Excess of £170,000

WHITE & GUARD

Flat 10, 52 Vespasian Road

Bitterne Manor, Southampton

INTRODUCTION

Situated in the sought after location of Bitterne Manor, this well-presented two-bedroom apartment is finished to a high standard. The accommodation includes an extensive entrance hall, a modern kitchen, a spacious lounge/diner, two double bedrooms, ensuite to master bedroom and a family bathroom. The apartment is positioned at the rear/side of the complex and boast partial water views from both bedrooms. Early viewing is highly recommended.

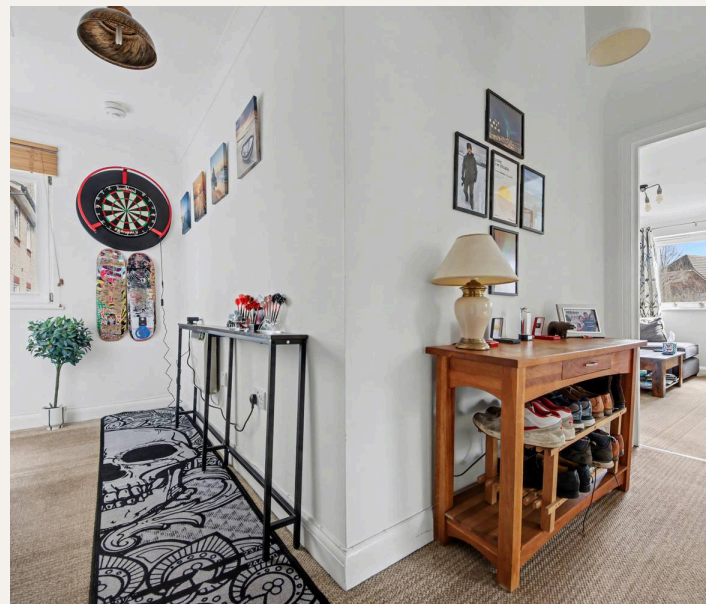
LOCATION

Bitterne Manor is close to Bitterne and its thriving centre that offers a broad range of shops and general amenities, along with Bitterne railway station. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

AGENTS NOTE

The property is leasehold, and we are advised (by the vendor) that there is approx. 103 years remaining on the lease. (£175 Ground Rent per annum/ £1926.90 Service Charge per annum). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 103 Years
- Southampton City Council - Band C
- EPC - Grade C





INSIDE

Entering directly into the entrance hall, there is a double-glazed window to side aspect, carpeted flooring and a large storage cupboard. The kitchen has a double-glazed window to side aspect, tiled flooring, tiled splashback and there are glazed french style doors to the lounge/diner. Facilities consist of wall and base units with work surfaces over, sink/drain, four ring electric hob with extractor over, electric oven and there is space for fridge/freezer, washing machine and dishwasher.

The large lounge/diner has double glazed windows to rear and side aspects, a pair of double-glazed French doors to the err aspect, leading to the balcony. There is carpeted flooring and a TV point.

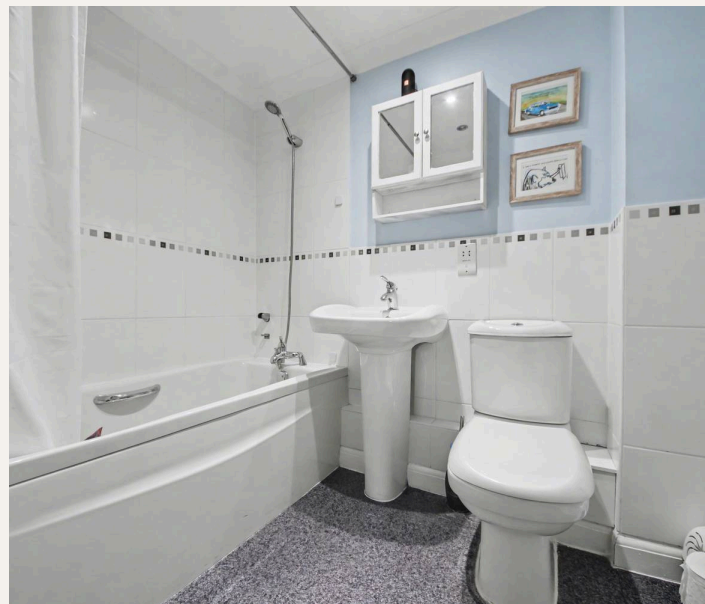
The master bedroom has a double-glazed window to the side aspect, carpeted flooring, built in wardrobes, TV point and an electric heater to one wall. There is access to the En-suite.

The En-suite has a double-glazed window to rear aspect, tiled flooring, a fitted extractor fan, part tiled walls, a shower cubicle, WC, wash hand basin and a heated towel rail, plus heater to one wall. Bedroom two has a double-glazed window to side aspect and carpeted flooring.

The bathroom has an extractor fan, tiled flooring, part tied walls, heated towel rail and heater to one wall. Facilities include a bath with shower over, wash hand basin, WC and fitted mirror.

OUTSIDE

Communal garden grounds, allocated parking spot and direct river walks opposite the apartment block.



SERVICES

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

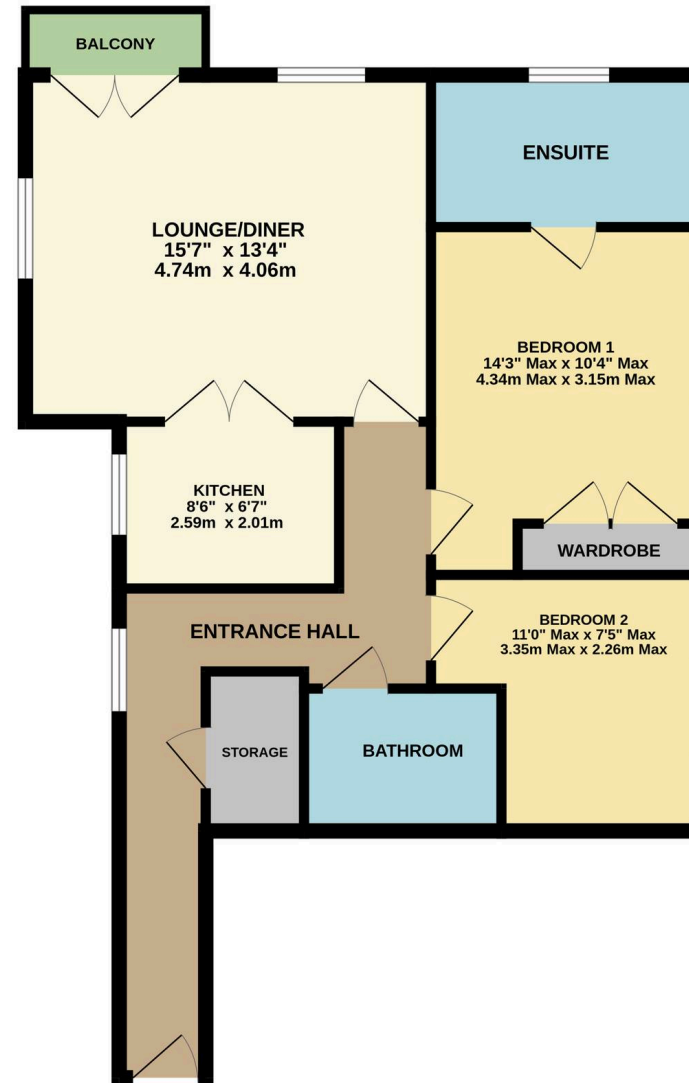
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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GROUND 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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