




Bitterne
023 8042 2600



**Flat 2 Beech Court, Beech Avenue,
Southampton, Hampshire, SO18 4TS**

£180,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Beech Court! Offered for sale with a private garden, long lease, and no service charges, this spacious two double bedroom ground-floor maisonette provides stylish and well-balanced accommodation throughout. The property benefits from its own private entrance, the entrance hall features two built-in storage cupboards. The accommodation comprises a generous 14'8" lounge/diner, two well-proportioned double bedrooms, and a neutrally presented shower room. The fitted kitchen offers ample storage solutions and generous worktop space, offering both style and practicality. Further benefits include no forward chain, a 937-year lease, no maintenance charges, and £13 a year ground rent. Externally, the property enjoys both front and rear gardens, mainly laid to lawn with excellent potential to create outdoor seating areas. Completing the package is a 19ft garage and allocated parking. This is a superb opportunity to acquire a charming and well-maintained home in a popular location.

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Approach

Pathway to front door.

Entrance Hall

Textured and coved ceiling, two storage cupboards, radiator, double glazed front door, doors to:

Lounge

10' 9" (3.28m) x 14' 8" (4.47m):

Textured and coved ceiling, double glazed window to front, gas fireplace, radiator.

Kitchen

7' 4" (2.24m) x 11' (3.35m):

Textured and coved ceiling, double glazed window to rear, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, space for washing machine, fridge/freezer and cooker, wall-mounted boiler.

Master Bedroom

10' 10" (3.30m) x 10' 11" (3.33m):

Textured and coved ceiling, double glazed window to rear, built-in wardrobe, radiator.

Bedroom Two

9' 4" (2.84m) x 11' 3" (3.43m):

Textured and coved ceiling, double glazed window to front, built-in wardrobe, radiator.

Shower Room

Textured and coved ceiling, double glazed obscured window to rear, shower cubicle with electric shower over, WC, wash hand basin, fitted cupboard.

Garden

Private garden to front which is mainly laid to lawn with a low-level brick wall border.

Garage

19' 1" (5.82m) x 7' 10" (2.39m):

Up and over door, door to rear.

Parking

One allocated parking space in front of garage.

We are advised by the vendor the lease details are as follows:

Lease length: 937 Remaining (999 years from 1964)

Service charge: £0

Ground rent: £13 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

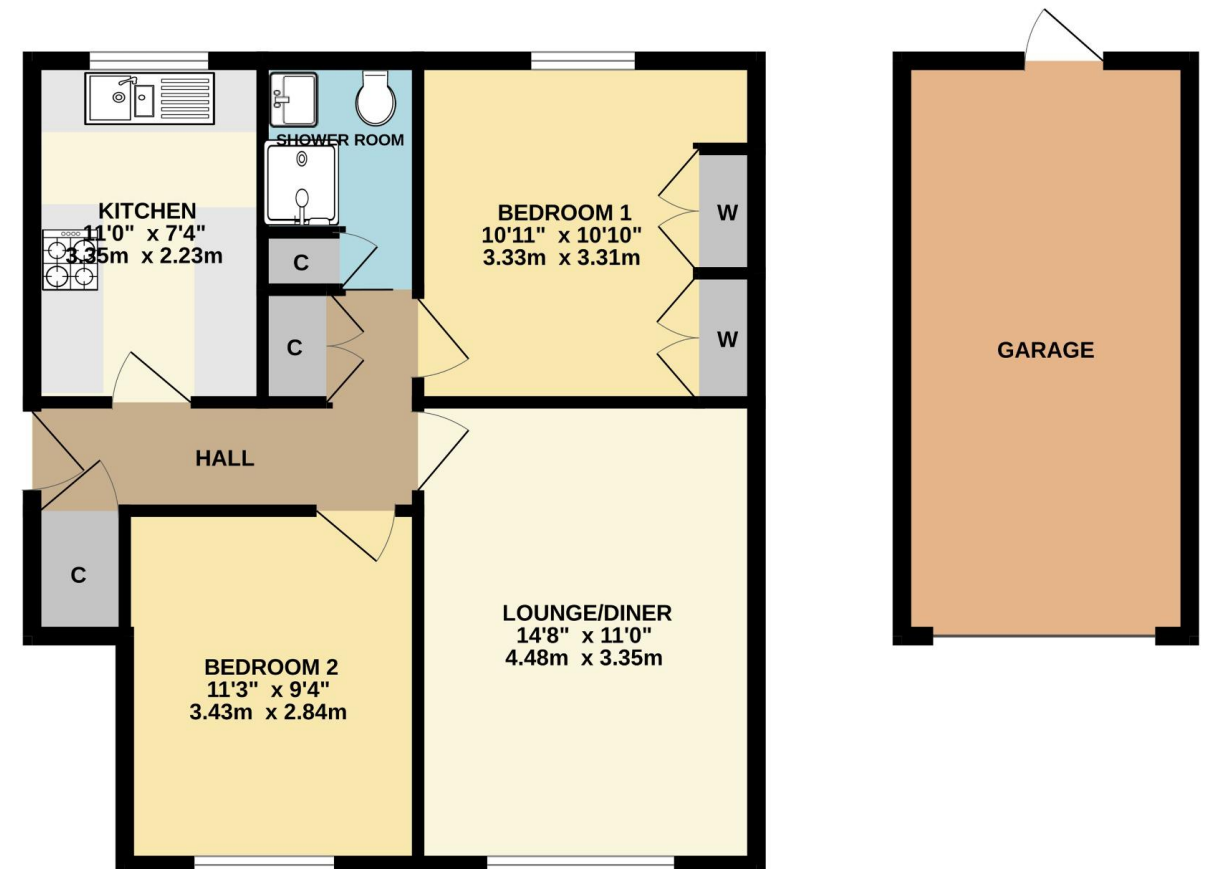
Sellers Position

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.

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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Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
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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