



**HAMWIC**  
Independent Estate Agents



Spicers Way, Totton, SO40 9AX  
Southampton

£175,000



Property Type: Semi Detached House

Bedrooms: | Bathrooms: | Receptions:  
3 | 1 | 1

***\*For Sale By Online Auction / Pre-Auction Offers Considered\****  
***\*CASH BUYERS ONLY!\* A three-bedroom semi-detached family home set on a generous corner-style plot in the ever-popular Rushington/West Totton area. Of non-standard construction (Vosper's Marine Plywood, circa 1949) and priced accordingly for cash buyers only, the property enjoys a private, broadly south-westerly rear garden, ample frontage with off-road parking, a modern fitted kitchen and is offered with no forward chain.***



- Auction Date - Thursday 15th January 2026
- Auction Pack Available On Request
- Buyers Fee Applies -
- Non-standard construction (Vosper's Marine Plywood, 1949) – cash buyers only
- 3-bedroom semi-detached family home
- Sought-after Rushington location within Foxhills and Hounsdown school catchments
- Modern fitted kitchen
- Generous frontage with off-road parking
- Well-sized and private rear garden
- No forward chain

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Hamwic Independent Estate Agents are pleased to offer this three-bedroom semi-detached family home set on a generous corner-style plot in the ever-popular Rushington/West Totton area. Of non-standard construction (Vosper's Marine Plywood, circa 1949) and priced accordingly for cash buyers only, the property enjoys a private, broadly south-westerly rear garden, ample frontage with off-road parking, a modern fitted kitchen and is offered with no forward chain. The location places you for well-regarded local schooling and convenient access to Totton town centre, rail links and the New Forest.

The property is set back from the road with an enclosed front garden, mainly laid to lawn, and a driveway providing off-road parking. A covered entrance leads into the home.

#### Location

Spicers Way is located within the popular Rushington area of Totton, highly regarded for its convenient access to local amenities, schools, and transport links. The property falls within the sought-after Foxhills and Hounsdown school catchments, making it an attractive choice for families. Totton town centre and railway station are just a short distance away, offering regular connections into Southampton and beyond, while the M27 motorway provides excellent links to Bournemouth, Portsmouth, and London. The New Forest National Park lies only a couple of miles away, providing easy access to countryside walks, cycling routes, and leisure activities.

#### Traditional T&C's

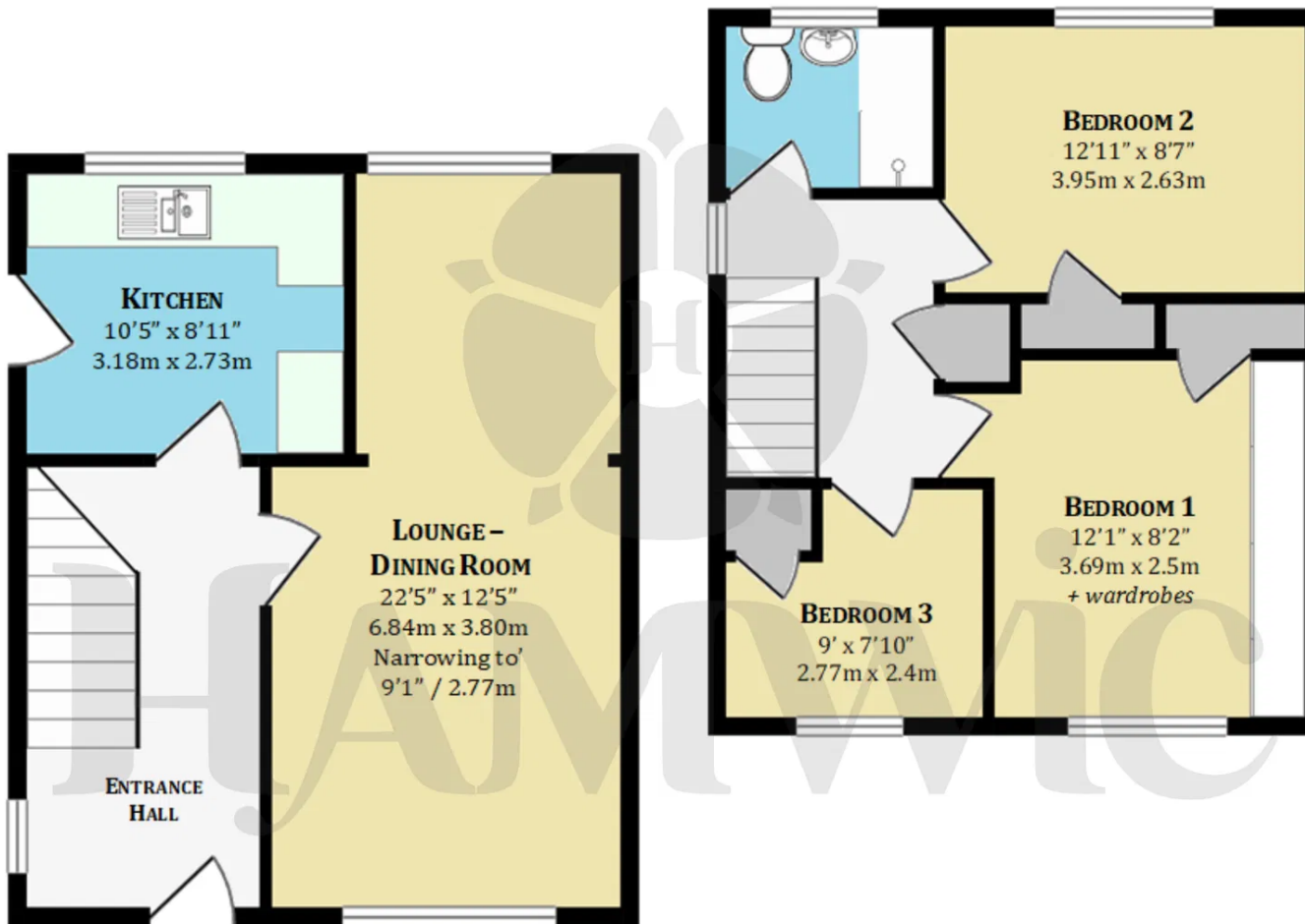
*This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.*

*\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.*

*\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.*

Tenure: Freehold / Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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