



**Campbell Mews, Pine Drive, Southampton SO18 5RP**

**welcome to**

## **Campbell Mews Pine Drive, Southampton**

\* GROUND FLOOR RETIREMENT HOME \* TWO BEDROOMS \* SPACIOUS LIVING ROOM \* FITTED KITCHEN & SHOWER ROOM \* PRIVATE PATIO AREA  
\* COMMUNAL GROUNDS \* RESIDENTS PARKING \* GREAT LOCATION \*

### **Entrance Porch**

Communal entrance secure with trades button.

### **Entrance Hall**

Access to all rooms, storage space, carpeted, electric heaters.

### **Lounge**

15' 3" x 10' 9" ( 4.65m x 3.28m )

Carpeted, two electric heaters, double glazed patio doors leading to garden, access to;

### **Kitchen**

7' 11" x 7' 5" ( 2.41m x 2.26m )

Wall and base cupboard units, space for freestanding fridge/freezer, washing machine, electric hob and oven, double glazed window to the side aspect, stainless steel sink and drainer.

### **Bedroom One**

11' 11" x 9' 10" ( 3.63m x 3.00m )

Double glazed window to the side aspect, carpeted, electric heater.

### **Bedroom Two**

10' 8" x 7' 5" ( 3.25m x 2.26m )

Double glazed window to the side aspect, carpeted, electric heater.

### **Shower Room**

Double glazed window to the front aspect, shower cubicle, low level w/c, wash hand basin storage unit, towel rail.





**Welcome to this inviting two-bedroom retirement home, located on the ground floor and offering comfortable and convenient living exclusively for over-55s.**

**The home features a generous living room, offering plenty of space for relaxing or entertaining. Patio doors from the living room lead to the private patio area. The fitted kitchen provides practical, well-planned storage and workspace, while the two bedrooms offer flexible accommodation. A shower room completes the layout.**

**Campbell Mews boasts attractive communal grounds along with residents' parking for added convenience.**

**With its friendly community atmosphere, practical layout, and excellent location, this charming home provides a wonderful opportunity to enjoy comfortable retirement living in a sought-after setting.**



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## Campbell Mews Pine Drive, Southampton

- Over 55's Retirement Home
- Two Bedrooms
- Ground Floor with Private Patio Area
- Spacious Living Room
- Fitted Kitchen & Shower Room

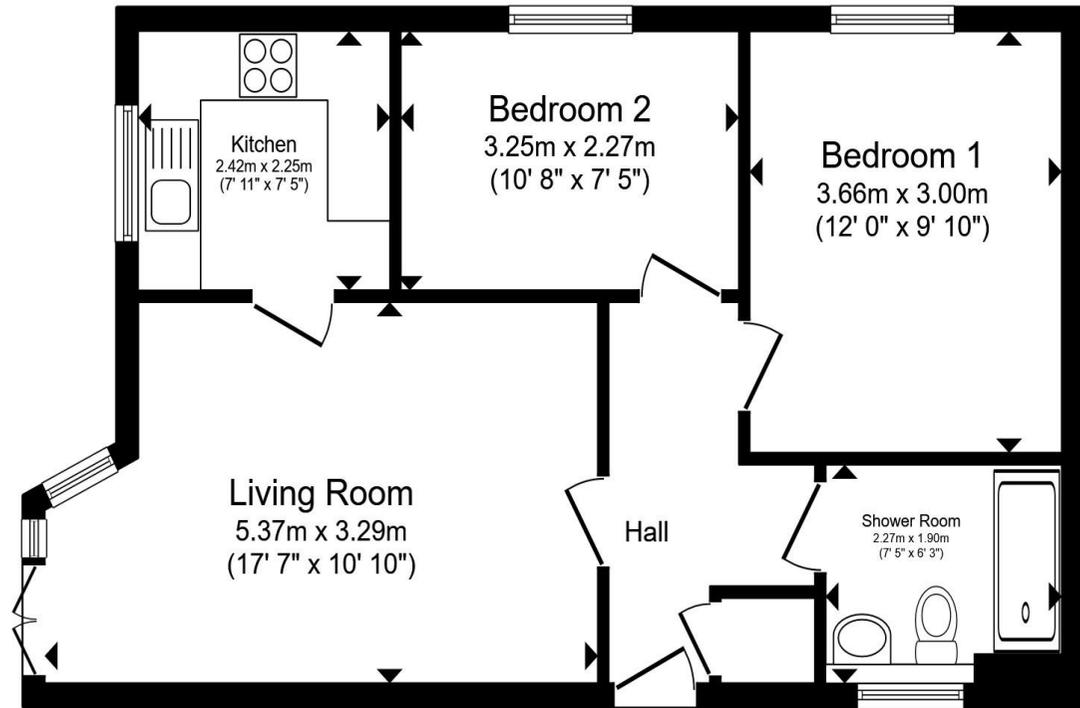
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2210.20

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Ground Floor

Total floor area 51.8 m<sup>2</sup> (557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BIT112989 - 0004

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023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 5RS



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