













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

PEARSONS
ESTABLISHED 1900

023 8023 3288
www.pearsons.com



35 Leaside Way, Bassett Green, Southampton, Hampshire, SO16 3DP

3 bedrooms £415,000 Leasehold

DESCRIPTION

Situated in this popular conservation area this classic example of a Herbert Collins home is delightfully situated and is presented in excellent condition throughout. The welcoming reception hallway provides access to the property's principle accommodation. The sitting room offers a dual aspect with direct access to the rear garden, The thoughtfully appointed dining room centres on a feature fireplace and is complemented by the kitchen which has been re-fitted and has the advantage of integrated appliances. The first floor offers three bedrooms, a re-fitted family bathroom as well as guest WC. Externally, the property continues to impress with parking for numerous vehicles, a pleasant rear garden with detached garage with attached workshop. Due to the numerous features and superb presentation, early viewings are recommended.

LOCATION

Bassett Green is a sought after residential area with the City Centre being a short distance away. Local shopping facilities are also close by as are Southampton Common, Sports Centre and Municipal Golf Course and Stoneham Golf Course. Access to the M3 and M27 motorway networks can be found at the end of The Avenue and also at Stoneham Way whilst Parkway Railway Station is found at Junction 5 of the M27. This allows fast and convenient access to London (Waterloo).

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Ground Floor
517 sq.ft. (48.1 sq.m.) approx.

1st Floor
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 sq.m.) approx.

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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35 Leaside Way, Bassett Green, Southampton, Hampshire, SO16 3DP

STORM PORCH
Providing useful shelter and access to the entrance hall.

ENTRANCE HALL
Stairs rising to first floor. Entrance door. Radiator.

SITTING ROOM
Georgian style window to front elevation and Georgian style double doors and flanking windows to rear elevation. Smooth plastered ceiling. Radiator. This principal reception room centres on a log burner which provides a natural focal point.

DINING ROOM
Georgian style window to front elevation. Radiator. Smooth plastered ceiling. Feature fireplace with ornate finish.

KITCHEN
A range of matching units comprising of built in oven with gas hob and extractor hood over. Tiled splash back to hob. Built-in concealed dishwasher. Single drainer sink with mixer tap fittings. Space and plumbing for washing machine. Georgian style window to rear elevation. Door to side elevation with obscure glazed window. Smooth plastered ceiling and pantry cupboard.

FIRST FLOOR LANDING
Georgian style double window. Access to loft space. The loft benefits from being boarded with insulation and power and light available. Smooth plastered ceiling. Doors to all rooms.

BEDROOM ONE
Two Georgian style windows. Smooth plastered ceiling. Radiator.

BEDROOM TWO
Georgian style window. Smooth plastered ceiling. Radiator.

BEDROOM THREE
Georgian style window. Smooth plastered ceiling. Radiator.

BATHROOM
Obscure double glazed window. Panel bath with shower and shower screen over, Low level WC pedestal wash hand basin. Chrome finish ladder style towel rail/radiator combination. Tiled wall surfaces.

SEPARATE W.C.
Low level WC, vanity hand basin with splashback and window.

OUTSIDE
To the front of the property is a lawned front garden with driveway providing off road parking for several vehicles. The remainder of the front garden is primarily laid to lawn with established and mature hedging providing a degree of seclusion.

The rear garden is primarily laid to lawn with patio area and block paviour pedestrian path. The gardens are enclosed by fence panelling.
There is a detached garage with up and over door with an attached workshop with courtesy door.

TENURE – FROM 2026
Leasehold. Remaining Lease Term: 899 Years.
Ground Rent: £7.00 p.a.

COUNCIL TAX
Southampton City Council
BAND: D
CHARGE: £2,381.48
YEAR: 2026/2027

REFERENCE
S8855/LT/260326/D2

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 Pearsons.

VIEWING
Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS
From our office in London Road proceed along The Avenue to the Chilworth roundabout, turn right into Bassett Green Road and continue along this route for some distance. Leaside Way can be found as a turning on the left hand side and number 35 can be found on the right hand side.

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