



Connells

13a Brighton Road
SOUTHAMPTON



Property Description

Set in a desirable and well-connected location, this beautifully presented first floor flat—accessed via a private rear staircase—offers stylish and versatile living accommodation, all thoughtfully arranged across a single upper floor. Ideal for modern lifestyles, the home features a spacious and light-filled interior, including a welcoming reception room, a well-appointed kitchen with ample storage, and carefully designed living spaces perfect for both relaxing and entertaining.

The bedrooms are generously sized and are complemented by a contemporary bathroom, creating a comfortable and practical layout throughout. The property boasts a large loft space, convertible to meet needs. Externally, the property benefits from a private garden, providing an excellent space for outdoor dining and family enjoyment.

Further advantages include convenient parking and easy access to local amenities, transport links, and reputable schools. Combining comfort, practicality, and location, this property represents an excellent opportunity for a wide range of buyers



Entrance Hall

Welcoming entrance hall providing access to the main living areas.

Living Room

15' 6" x 12' 11" (4.72m x 3.94m)

Bright and spacious reception room with ample natural light and gas fireplace , ideal for relaxing and entertaining.

Kitchen/Dining Space

12' 5" x 8' 2" (3.78m x 2.49m)

Modern fitted kitchen with a range of wall and base units, generous worktop space, and room for dining.

Bedroom One

13' 4" x 12' 2" (4.06m x 3.71m)

Well-proportioned double bedroom

Bedroom Two

12' 6" x 10' 5" (3.81m x 3.17m)

Spacious second bedroom, suitable as a guest room, nursery, or home office.

Bathroom

Contemporary suite comprising bath or shower, WC, and wash basin with stylish fittings.

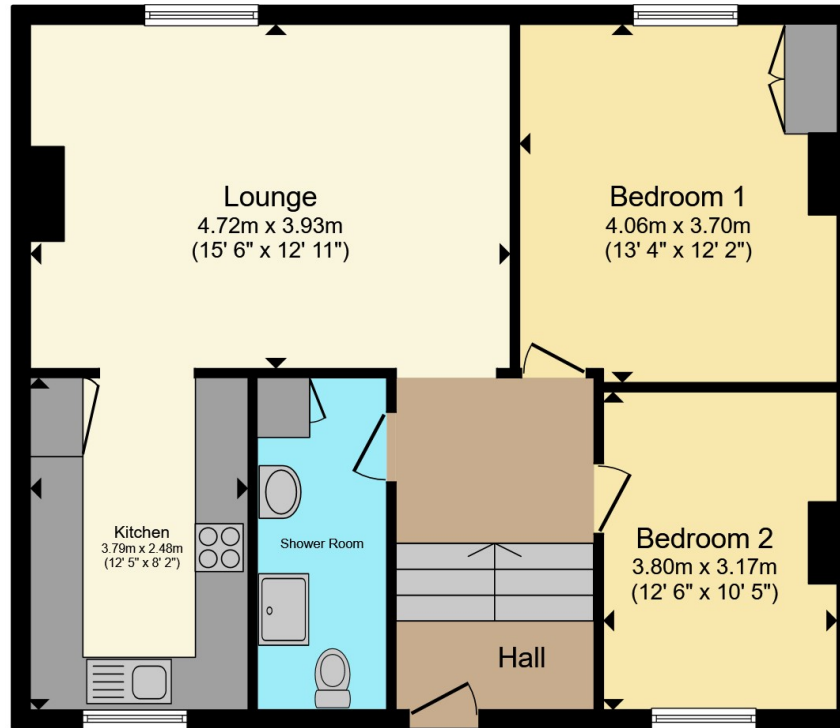
Garden

Private rear garden, perfect for outdoor dining and leisure.









Total floor area 71.8 m² (773 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



To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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