

**Bitterne**

**023 8042 2600**



# 90 Hillside Avenue, Southampton, Hampshire, SO18 1JY

Offers Over £375,000 Freehold

**Draft Details Awaiting Vendor Approval**

Welcome to the gorgeous Hillside Avenue! Situated in one of Bitterne Park's most sought-after locations is this sensational three bedroom semi-detached family home. Enriched by an array of restored original features, this traditional post-war home has been well and truly loved by our clients. Step inside into the entrance hallway leading you into the lounge, boasting a light and airy bay window and feature fireplace with hand-crafted wood mantle. There is an additional reception of which is a "blank canvas" and ready to be utilised for whatever you desire! The kitchen breakfast room to the rear is the heart of this home. Relishing exposed original floorboards to the dining area, stepping down into a handmade solid wood kitchen with plenty of space for a dishwasher, washing machine and includes and integral oven. Upstairs continues to impress with three spacious DOUBLE BEDROOMS! As well as a four-piece bathroom suite which is rare to find within Bitterne Park...



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## Offers Over £375,000 Freehold

**Approach:**  
Block paved driveway providing off-road parking, path leading to front door.

**Entrance Hall:**  
Smooth and coved ceiling with spotlights inset, stairs rising to first floor with under stair storage, radiator, doors to:

**Lounge**  
14' 3" into bay (4.34m) x 10' 7" (3.23m)::  
Smooth and coved ceiling, UPVC double glazed bay window to front, cast iron feature fireplace, radiator.

**Dining Room**  
12' 5" (3.78m) x 9' 9" (2.97m) reducing to 8'7" (2.62m)::  
Smooth ceiling, picture rail, UPVC double glazed window to rear, cast iron feature fireplace, radiator.

**Kitchen**  
22' 11" (6.98m) x 8' 8" (2.64m)::  
Smooth and coved ceiling with spotlights inset, exposed beams, UPVC double glazed double glazed window to side, double glazed windows to side and rear, wall-mounted boiler, drawer and base units with work surface over, butler-style sink, electric hob and oven with extractor over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator.

**Landing:**  
Smooth and coved ceiling with spotlights inset, doors to:

**Master Bedroom**  
14' 2" (4.32m) into bay x 14' 2" (4.32m)::  
Smooth and coved ceiling, UPVC double glazed bay window to front and UPVC double glazed window to front, picture rail, two fitted wardrobes, radiator.

**Bedroom Two**  
12' 5" (3.78m) x 9' 3" (2.82m) max::  
Smooth and coved ceiling, UPVC double glazed window to rear, feature fireplace, dado rail, fitted wardrobe, radiator.

**Bedroom Three**  
13' 10" (4.22m) max x 9' 3" (2.82m)::  
Textured and coved ceiling, UPVC double glazed window to rear overlooking garden, radiator.

**Bathroom :**  
Smooth and coved ceiling with spotlights inset, UPVC double glazed obscured window to side, four-piece suite comprising: panel enclosed bath, corner shower cubicle with mains fed shower over, WC, wash hand basin, radiator.

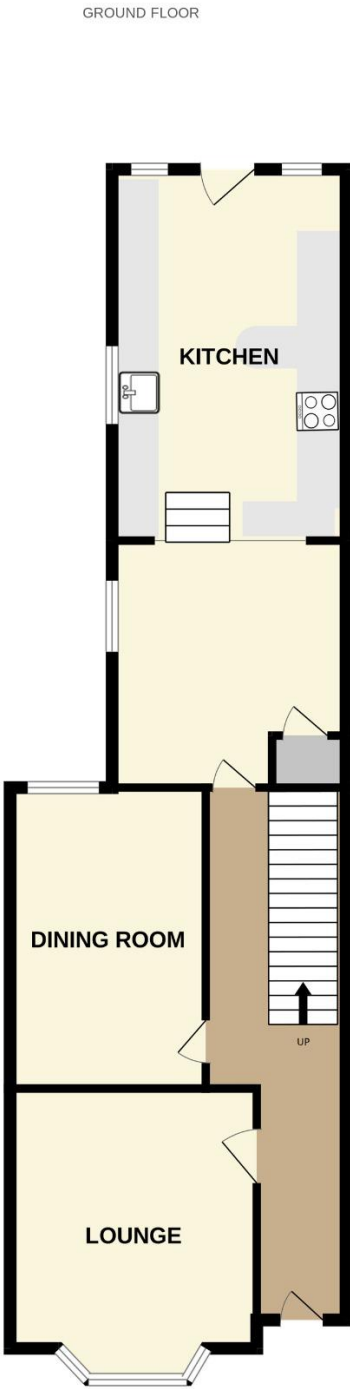
**Garden:**  
Fence enclosed rear garden, decking with path leading to workshop, pergola to side with a variety of mature shrubs and flowers.

**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 C

**Sellers Position**  
Buying On

**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.



HILLSIDE AVENUE

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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<b>Bitterne</b> 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	<b>Shirley</b> 391 Shirley Road Shirley SO15 3JD 023 8078 0787	<b>Woolston</b> 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	<b>Auction Department</b> 62 High Street West End SO30 3DT 023 8047 4274	<b>Lettings &amp; Block Management</b> 2-4 New Road Southampton SO14 0AA 023 8071 0402	<b>Do you need an Energy Performance Certificate?</b> Field Palmer are able to offer EPC services across Hampshire and the south of England. <b>We can offer mortgage advice</b> Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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