



Connells

Swaythling Road
West End Southampton



Property Description

Situated in a highly accessible and desirable area of Southampton, this two-bedroom maisonette presents an excellent opportunity for investors or developers seeking scope for improvement and value enhancement.

Set back from the road, the property enjoys a quieter residential position while remaining close to West End village, local amenities, and transport links including the M27. Southampton Airport, the University, and Southampton General Hospital are all easily accessible, supporting strong demand from buyers and tenants. Internally, the property offers a well-proportioned layout including a spacious lounge, two bedrooms, and a bathroom. There is clear potential to enhance the living space and create a contemporary, open-plan layout aligned with modern buyer and tenant expectations. The property also benefits from recent electrical works and an updated boiler, which may reduce initial refurbishment requirements, although buyers should rely on their own inspections and verification.

Externally, the property benefits from a private garden, offering scope to create a sociable outdoor area, home office space, or lifestyle-focused setting. A garage and driveway provide additional practicality, while the loft/attic space with natural light offers valuable storage rarely found in similar properties. The property may appeal to investors considering refurbishment for resale or rental purposes, with its strong positioning near major employment hubs supporting ongoing rental demand.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Gas central heating radiator.

Lounge

Single glazed window to rear aspect. Gas central heating radiator.

Kitchen

Single glazed window to rear aspect.

Bedroom 1

Single glazed window to front aspect. Gas central heating radiator.

Bedroom 2

Single glazed window to front aspect. Gas central heating radiator.

Bathroom

Single glazed window to side aspect. WC. Bath with shower and mixer tap. Wash hand basin. Gas central heating radiator.

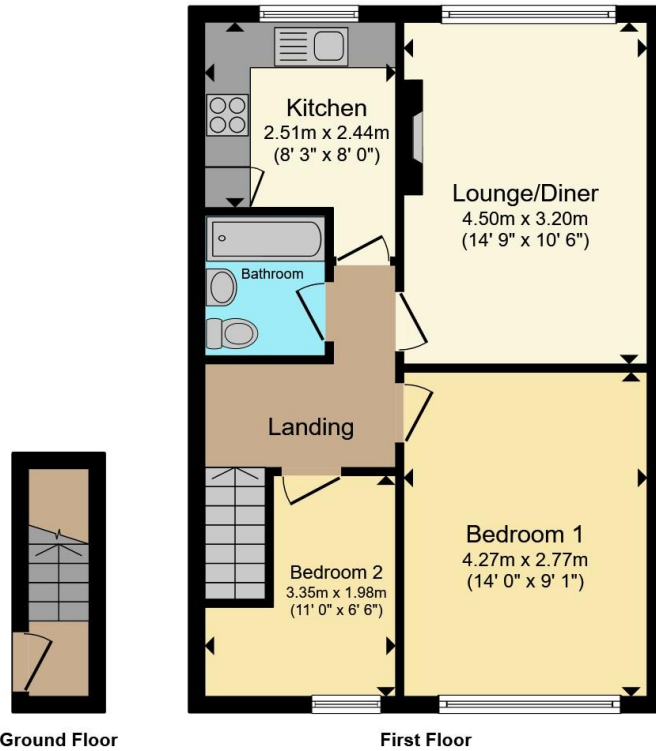
Outside

Driveway. Garage. Rear garden.

KEY FEATURES

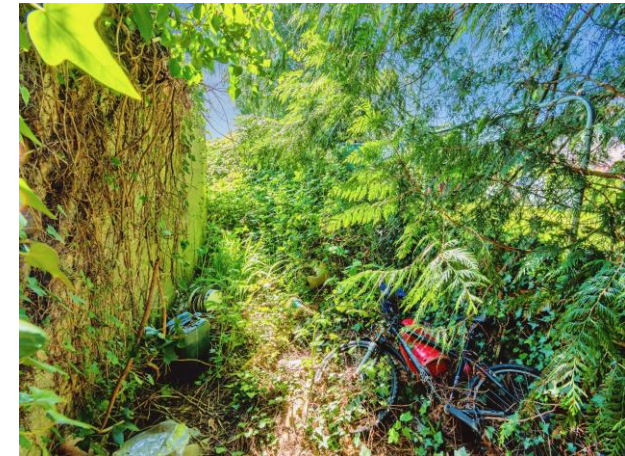
- Prime investment property
- Two-bedroom maisonette with scope to enhance and modernise
- Private west facing rear garden with potential for outdoor workspace or leisure space
- Garage providing additional storage or potential alternative use (subject to consents) & Off-road parking potential 2-3 cars
- Large loft/attic storage space with natural light





Total floor area 53.9 m² (580 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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2 West End Road Bitterne
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EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107724

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Oct 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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