



Addison
ESTATE AGENTS



8 Beacon Way, Park Gate, Southampton, Hampshire, SO31 7GL

£375,000 Freehold

A generously extended and beautifully maintained three-bedroom semi-detached home in Park Gate, with a south-west facing garden, flexible living space, and an impressive energy rating of B.

Set in a quiet residential location, this spacious home has been thoughtfully updated by the current owners and offers a flexible layout ideal for modern family life. Upon entering, you're welcomed by a bright entrance hall that gives access to the main living areas. The front-facing sitting room features a large picture window and a central fireplace, creating a warm and inviting space.

The rear extension has transformed the ground floor, providing a superb L-shaped kitchen with ample workspace, cabinetry, and direct access to a conservatory, now fitted with a new, insulated roof, making it a year-round space to enjoy. A separate reception room, currently used as an additional bedroom, could just as easily serve as a dining room, playroom, or home office.

Upstairs, the property offers three well-proportioned bedrooms. Two are generous doubles, with the principal bedroom boasting a wall of fitted wardrobes. The family shower room is sleek and well appointed, serving all bedrooms comfortably.

Externally, the home enjoys attractive front and rear gardens. The rear garden faces south-west, and has been carefully landscaped with a lawn and mature borders. A block-paved driveway, which runs to the side of the house, provides ample parking and leads to a detached single garage.

The property also benefits from solar panels, which help significantly reduce energy costs, contributing to the home's excellent energy rating of B.

Ideally located just a short distance from Swanwick Train Station, and with Locks Heath and Whiteley shopping centres nearby, this home offers both tranquillity and convenience in equal measure.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

Local Council:

Council Tax Band:

C

Amount Payable for 2025/2026:

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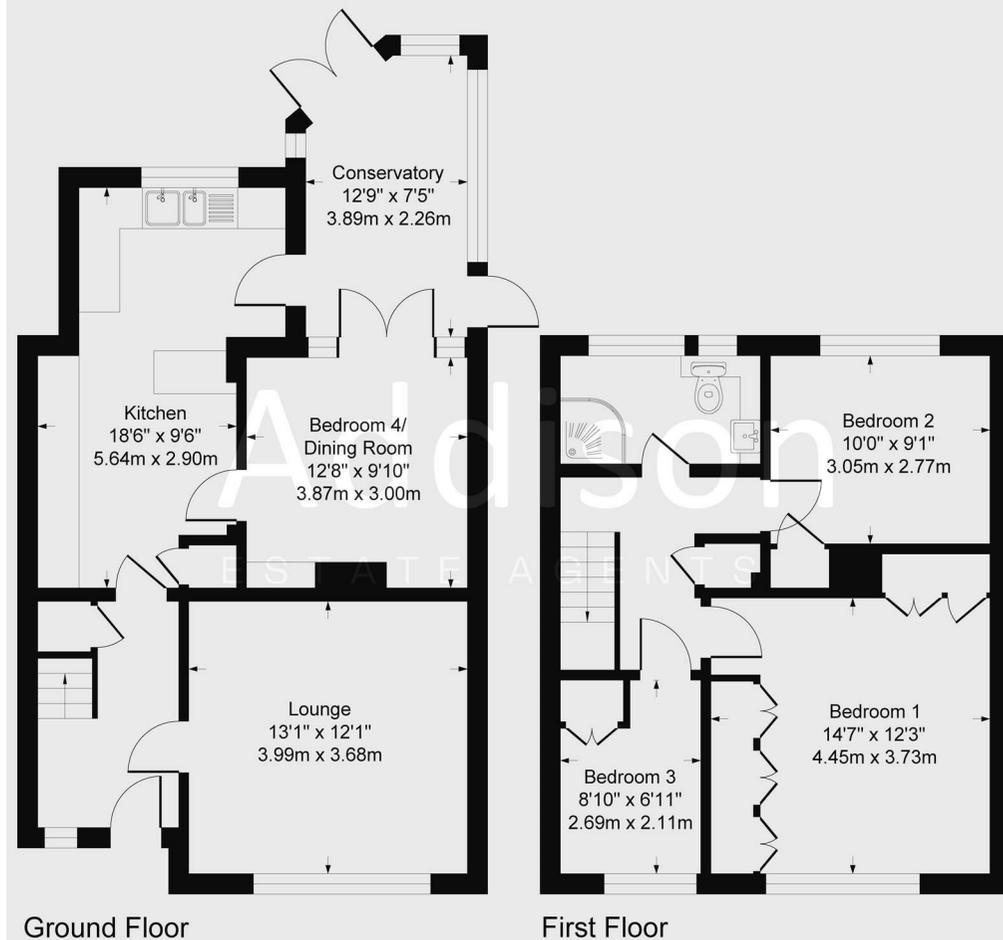
Estate Management Charge:

TBC



Approximate Gross Internal Area

1212 sq ft - 113 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS Standards.

- Extended three-bedroom semi-detached home in Park Gate
- Flexible ground floor layout with additional reception room
- Spacious L-shaped kitchen with garden access
- Light-filled conservatory with recently insulated roof
- Separate lounge with large picture window and feature fireplace
- Generous main bedroom with extensive fitted wardrobes
- Detached garage and large block-paved driveway
- South-west facing rear garden, perfect for outdoor living
- Energy Rating B with solar panels reducing energy costs
- Walking distance to shops & Swanwick Train Station



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01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk