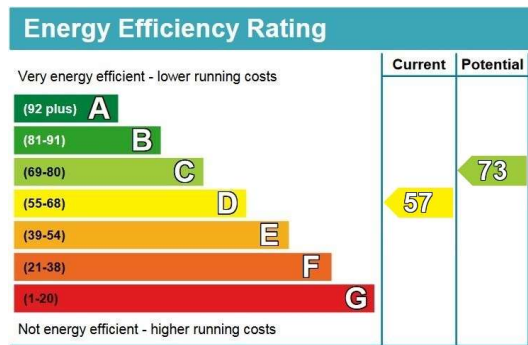




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



023 8023 3288
www.pearsons.com



42 Southcliff Road, Inner Avenue, Southampton, Hampshire, SO14 6HS

2 bedrooms £280,000 Freehold

DESCRIPTION

Beautifully presented two bedroom home in sought-after Inner Avenue. Spacious and well-maintained accommodation throughout, The accommodation begins with a welcoming entrance hall leading to a bright and spacious Living room with bay window and opening into the dining room. Well-appointed fitted kitchen offers an extensive range of wall and base units, generous worktop space and views over the rear garden. Upstairs, there are two well-proportioned double bedrooms, Four piece family bathroom is particularly spacious and benefits from both a corner bath and separate shower enclosure. Double glazed and gas central heating. Outside, the property enjoys a private, enclosed rear garden with a patio seating area leading onto a level lawn bordered by mature trees and established planting. Permit parking for two cars are available.

LOCATION

Southcliff Road is located within the Inner Avenue district of Southampton positioned at the bottom of Southampton's Avenue and to the north west of Bedford Place providing easy access into the northern district of Southampton city centre. Notably local shops, bars and restaurants facilities within Bedford Place and further local shopping facilities are catered by London Road. West Quay shopping centre is a short distance to the south alongside the hub of Southampton's main shopping districts. To the north of Inner Avenue can be found Southampton's Common with its 326 acres of open parkland providing a tranquil park land setting within the heart of the city. Pearsons highly recommend an internal inspection of this property.

Offices: Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe
Romsey – Southampton – Southsea – Waterlooville – West End - Winchester



Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



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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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Entrance Hall

Carpeted flooring, doors to all rooms, radiator, stairs to all floors.

Living Room

Carpeted flooring. Smooth walls and ceiling with coving. Feature fireplace with decorative surround. Radiator. Double glazed bay window.

Dining Room

Smooth walls and ceiling with coving. Fitted carpet. Radiator. Double glazed windows to rear aspect.

Kitchen

Extensive range of matching wall and base units with complementary work surfaces and inset stainless steel sink with mixer tap. Electric oven with four-ring hob and extractor hood over. Space and plumbing for a washing machine and dishwasher, together with further appliance space. Double glazed window to the rear aspect overlooking the garden. Tiled splashbacks. Wood effect flooring. Smooth ceiling.

Bedroom One

Smooth walls and ceiling with coving. Fitted carpet. Electric radiator. Double glazed window to front aspect.

Bedroom Two

Smooth walls and ceiling with coving. Fitted carpet. Electric radiator. Double glazed window to rear aspect.

Bathroom

White suite comprising a corner panelled bath with mixer tap and shower attachment, separate fully enclosed shower cubicle, pedestal wash hand basin and low-level WC. Obscure double glazed window to the rear aspect providing excellent natural light. Smooth ceiling. Part tiled walls. Wood effect flooring. Heated towel rail

Outside

The property enjoys a private, enclosed rear garden with a patio seating area leading onto a level lawn bordered by mature trees and established planting. Shed in the rear garden with side access to Cedar Road. Permit parking for two cars is available.

COUNCIL TAX

Southampton City Council

BAND: B
CHARGE: £1,762.79
YEAR: 2025/2026

REFERENCE

S8955/BP/080726/D1

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 Pearsons office in London Road proceed into The Avenue, take the turning on the right into the slip way that bisects Asylum Green and turn right back onto The Avenue heading south towards the city. Turn left into Middle Street, then right into Liverpool Street, continue to the end of the road and turn left where the property can be found on the left hand side.