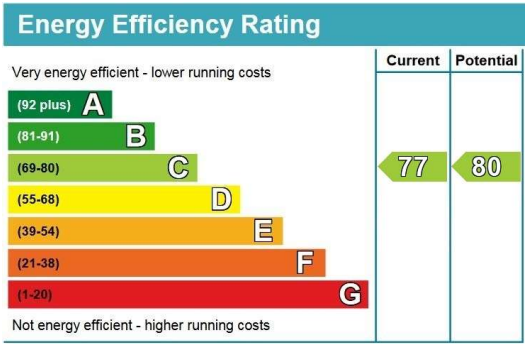




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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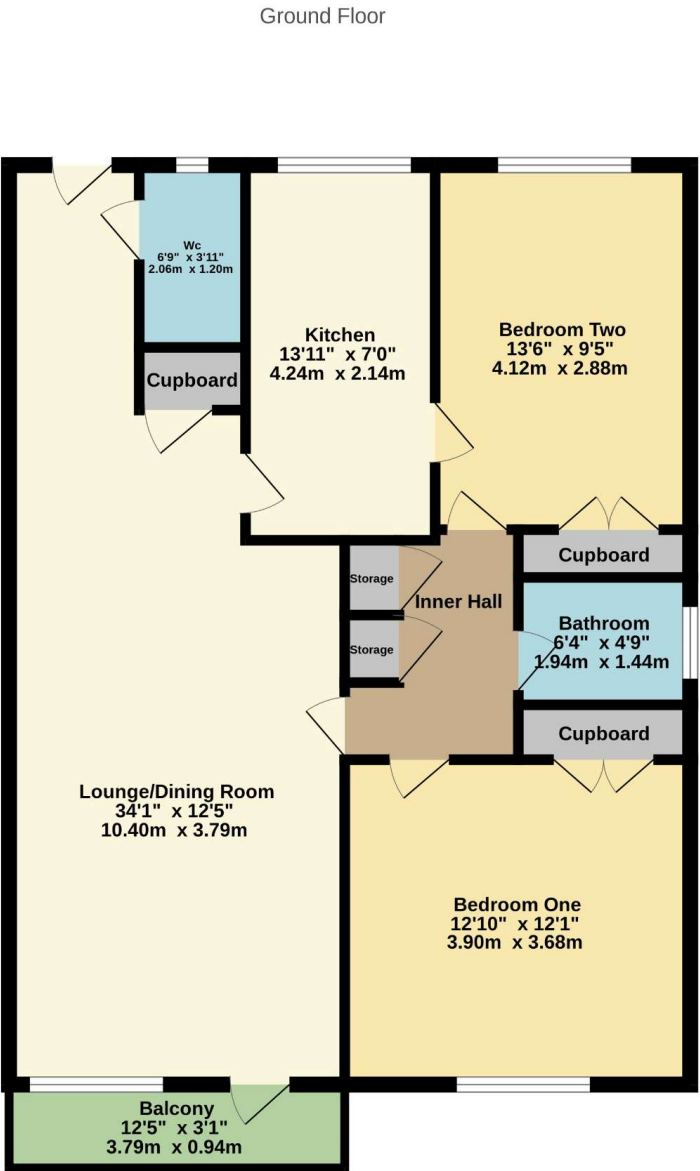
8 Pinehurst, 31 Winn Road, Southampton, Hampshire, SO17 1WB

2 bedrooms £230,000 Share of Freehold

DESCRIPTION
Offered for sale with no forward chain is this spacious second floor two bedroom apartment in the popular area of Winn Road in Highfield. offers generous accommodation throughout, making it an ideal first-time purchase, investment or downsizing opportunity. The property comprises of a large Living/dining room measuring 34'1" x 12'5" with doors opening onto the south facing balcony. Fitted kitchen with matching wall and base units. Two good sized double bedrooms. Family three piece shower room with double shower enclosure. Externally, residents benefit from beautifully maintained communal gardens, a garage in a block with parking in front. Communal lift and entry system. The apartment enjoys a pleasant outlook and is conveniently located close to local amenities, public transport links and Southampton city centre.

LOCATION
Winn Road occupies a much requested and sought after position within easy reach of Southampton's Common with its 326 acres of open parkland and the city centre with all the benefits of its local shopping and recreational facilities. Portswood High Street is close at hand with shopping facilities notably Waitrose and the new Sainsburys superstore. Travel connections provide access north from The Avenue onto the M3.

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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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Living/Dining Room: 34'1" x 12'5" (10.40m x 3.79m)

Smooth plastered ceiling with coving. Neutral décor and fitted carpet. Two ceiling light fittings. Electric heater. Entrance Door. Door to W.C. Storage Cupboard. door to Balcony

Bedroom One: 12'10" x 12'1" (3.90m x 3.68m)

Double glazed window to front aspect. Smooth plastered ceiling. Neutral décor and fitted carpet. Electric heater. Storage Cupboard

Bathroom: 6'4" x 4'9" (1.94m x 1.44m)

large walk-in shower enclosure with glazed sliding doors and thermostatic shower. Obscure double glazed window. Fully tiled walls with decorative border. Wash hand basin and low-level WC. Smooth ceiling. Vinyl Flooring

Kitchen: 13'11" x 7'0" (4.24m x 2.14m)

Range of matching wall and base units with contrasting work surfaces and inset stainless steel sink with mixer tap. Double glazed window to the rear aspect providing plenty of natural light. Integrated electric oven with four-ring gas hob and extractor hood over. Space and plumbing for a washing machine together with further appliance space. Tiled splashbacks, vinyl flooring and smooth ceiling.

Bedroom Two: 13'6" x 9'5" (4.12m x 2.88m)

Double glazed window to rear aspect. Smooth plastered ceiling. Neutral décor and fitted carpet. Electric heater. Storage Cupboard

OUTSIDE:

South facing communal gardens to the front of the property. Garage within a block.

TENURE:

Share of Freehold. 125 Years from June 2000 (99 Years Remaining)
Service Charge: £2,040.00 Per Annum
Ground Rent: £0

COUNCIL TAX:

Southampton City Council
BAND: C
CHARGE: £2,116.87
YEAR: 2026/27

REFERENCE

S8968/BP/240726/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 onto The Avenue and take a turning on the right hand side into Winn Road. Pinehurst is near the middle of the road on the left hand side.