



Downs Park Road, Eling, SO40
Southampton

£325,000



Property Type: Terraced House

Bedrooms: 2 | Bathrooms: 1

Hamwic Independent Estate Agents are delighted to present this beautifully presented 1920s two-bedroom terraced home, brimming with character and charm, perfectly complemented by modern finishes and a highly desirable detached garage.

- Two Bedroom 1920s Character Terraced Home
- Inviting Lounge With Bay Window & Wood Burner
- Modern Country-Style Kitchen With Character Features
- Conservatory Overlooking the Landscaped Rear Garden
- Ground Floor Cloakroom
- Stunning Four-Piece Bathroom Suite
- Beautifully Presented Throughout
- Off Road Front Driveway Parking for 2 Vehicles
- Detached Garage With Power & Lighting
- Convenient Location



From the moment you arrive, the property sets an inviting tone, with off-road parking to the front and a well-maintained frontage leading to a composite front door. Internally, the home has been thoughtfully updated while retaining its period appeal, offering a warm and welcoming layout ideal for modern living.

Location - Downs Park Road is ideally situated within central Totton, offering convenient access to the town centre, local shops, cafés and amenities. Totton railway station provides direct links to Southampton Central and London Waterloo, while excellent road connections are available via the M27 and A35. The New Forest National Park is just a short drive away, offering outstanding countryside walks and outdoor pursuits, making this a superb location for commuters and lifestyle buyers alike.





A welcoming entrance hallway with engineered wooden flooring, stairs to the first floor and useful under-stairs storage provides access to the principal rooms, with an open archway creating a natural flow through to the rear.

The separate lounge is a warm and inviting space, enjoying a front-facing bay window and a striking exposed brick fireplace with a wood-burning stove, flanked by bespoke shelving to the chimney recesses. Smooth ceilings, spot lighting, wall lights and engineered flooring complete the room.

To the rear, the modern country-style kitchen blends character and practicality, featuring wooden work surfaces, a butler-style sink and an exposed brick ornamental fireplace. A comprehensive range of units incorporates an integrated gas hob, electric oven and microwave, with space for additional appliances, while a concealed gas combi boiler is neatly housed within a matching unit. A door opens directly into the conservatory.

The conservatory provides a bright and versatile additional living space, fully glazed with a vaulted roof, enjoying views over the rear garden and offering direct access outside.

A refitted ground floor cloakroom completes the ground floor accommodation.

To the first floor, the landing gives access to all rooms. The main bedroom is a generous double with a character fireplace and built-in wardrobes to both chimney recesses, along with a discreet secondary staircase leading to a loft room with power and lighting, ideal for hobbies or home working. The second bedroom is also front-facing and well proportioned.

The family bathroom is beautifully presented, featuring a freestanding claw-foot bath with Victorian-style taps, a separate shower cubicle, wash basin, WC and an exposed brick feature fireplace.

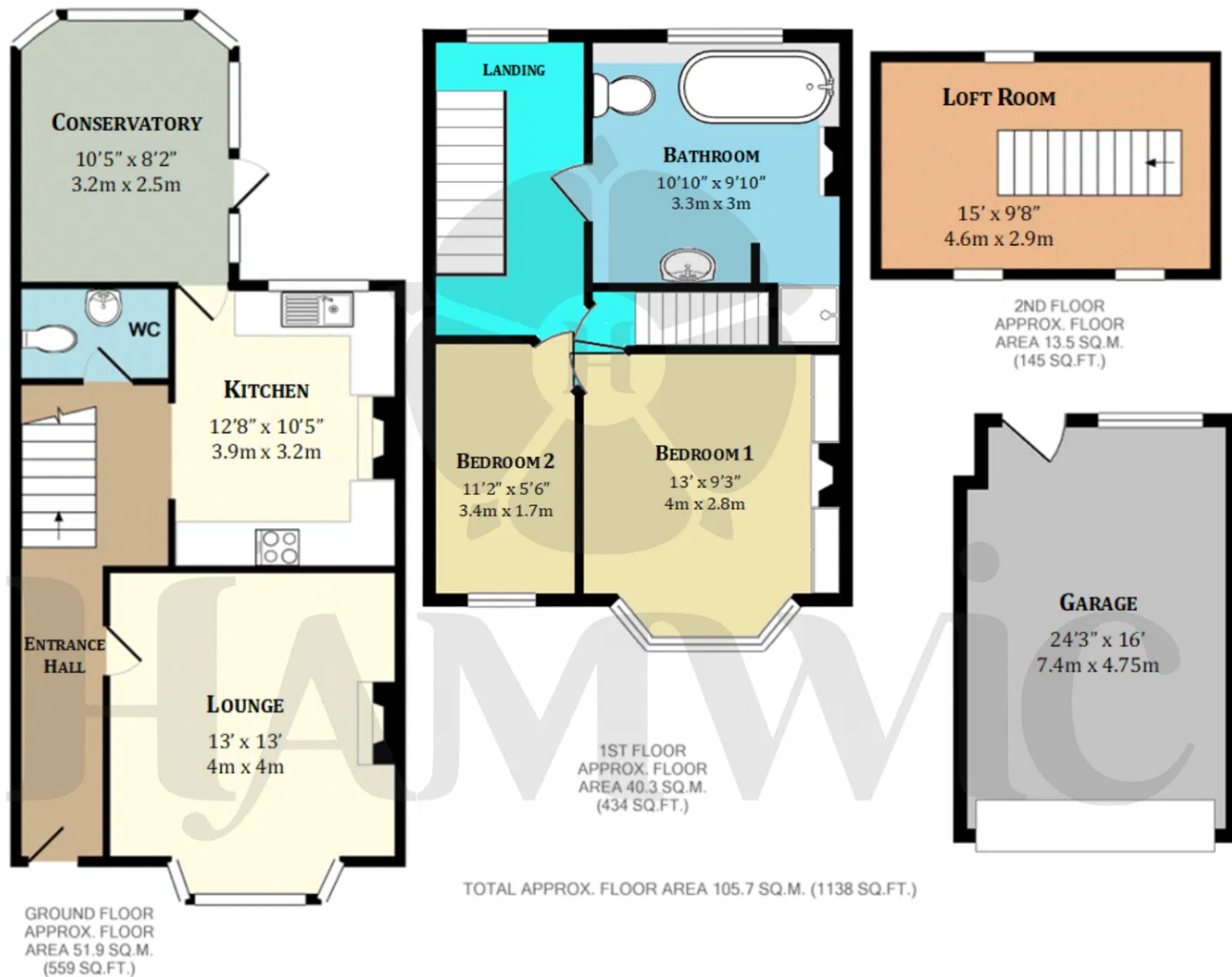
Outside / Detached Garage - The landscaped rear garden has been designed for low maintenance and entertaining, with a brick-set patio beneath a timber pergola, additional seating area and artificial lawn bordered by well-stocked beds. The garden is fully enclosed and benefits from an outside tap.

To the rear sits a substantial brick-built detached garage, accessed from the garden via a composite door, with vehicular access from Lexby Road through an electric roller door and additional parking beyond. Fully insulated and benefiting from power, lighting, air conditioning, window, Velux roof lights and a vaulted ceiling, the garage offers excellent versatility.

The garage measures approximately **7.4m (24ft 3in) x 5.15m (16ft 10in)**, narrowing to **4.75m (15ft 7in)**, with an internal height of **3.0m (9ft 10in)**.

Tenure: Freehold / Council Tax Band: B





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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