



42 Adonia, John Thornycroft Road, Woolston, Southampton, SO19 9XE

Offers in Excess of £240,000

WHITE & GUARD

INTRODUCTION

Positioned in the ever-popular Centenary Quay development in Woolston, this exceptional top-floor two-bedroom apartment offers contemporary waterside living at an outstanding price point — making it a fantastic opportunity for first-time buyers, professionals, and investors alike. Finished to an impressive standard throughout, the property features a welcoming entrance hall leading into a bright and spacious open-plan kitchen, living, and dining area, perfectly designed for modern living and entertaining. Both double bedrooms are generously proportioned, complemented by a sleek and stylish bathroom suite. One of the apartment's standout features is its partial water views, creating a calm and relaxing atmosphere, while secure allocated parking adds further convenience.

Set within one of Centenary Quay's sought-after low-rise buildings, this apartment also benefits from not requiring an EWS1 form for completion — a significant advantage over many others within the development. The lifestyle on offer here is what truly sets this property apart. Situated moments from the waterfront, residents can enjoy scenic walks, nearby gyms, cafés, and local amenities including Mettricks, all while benefiting from excellent transport links and easy commuting access into Southampton City Centre and beyond. It's the ideal setting for young professionals looking for a vibrant yet relaxed waterside lifestyle. With a recent price reduction, this apartment now represents exceptional value for money in one of Woolston's most desirable developments — a genuine bargain for buyers seeking style, location, and convenience.

LOCATION

Woolston is a popular suburb on the south-eastern side of Southampton, set on the eastern bank of the River Itchen. Ideally located, it offers easy access to nearby Sholing and Bitterne, with its range of shops, amenities, and railway station. Southampton city centre is within easy reach, along with its extensive shopping, dining, and mainline transport links. Southampton Airport is approximately twenty minutes away, while the M27, M3, and A3 provide excellent road connections, making this an ideal location for commuters.

- Leasehold - 224 Years
- Southampton City Council - Band B





INSIDE

Upon entering the apartment, you are welcomed into a bright and inviting entrance hall, featuring laminate flooring and a generous storage/utility cupboard, which houses a washing machine that will remain with the property.

The impressive open-plan kitchen, living, and dining area is flooded with natural light, thanks to its triple-aspect double-glazed windows with bespoke Thomas Sanderson duett blinds and doors with bespoke Thomas Sanderson voile curtains. A set of double-glazed doors opens onto a balcony, with a privacy cover, where you can enjoy partial water views. The space is finished with stylish laminate flooring, a tiled splashback, a TV point, and a radiator. The contemporary kitchen is well-equipped with a range of wall and base units with work surfaces over, a sink with drainer, a four-ring electric hob with extractor above, and an electric oven with grill. Integrated appliances include a fridge/freezer and dishwasher, making this an ideal space for modern living.

Bedroom one benefits from a rear-aspect double-glazed window with a bespoke Thomas Sanderson roman blind, fitted mirrored wardrobes, carpeted flooring, and a radiator. Bedroom two also enjoys a rear-aspect double-glazed window with a bespoke Thomas Sanderson roman blind, carpeted flooring and a radiator.

The bathroom has laminate flooring, partially tiled walls and a heated towel rail. It comprises a bath with shower over, a wash hand basin with storage, a WC, and a fitted mirror, offering both practicality and comfort.

OUTSIDE

The property further benefits from secure underground parking, providing both convenience and peace of mind for residents.



SERVICES

Electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

AGENTS NOTE

The property is leasehold, and we are advised (by the vendor) that there is approx. 224 years remaining on the lease. (£2635.44 Service Charge per annum, this payment is made in halves, twice a year). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 224 Years
- Southampton City Council - Band B
- EPC - Grade B

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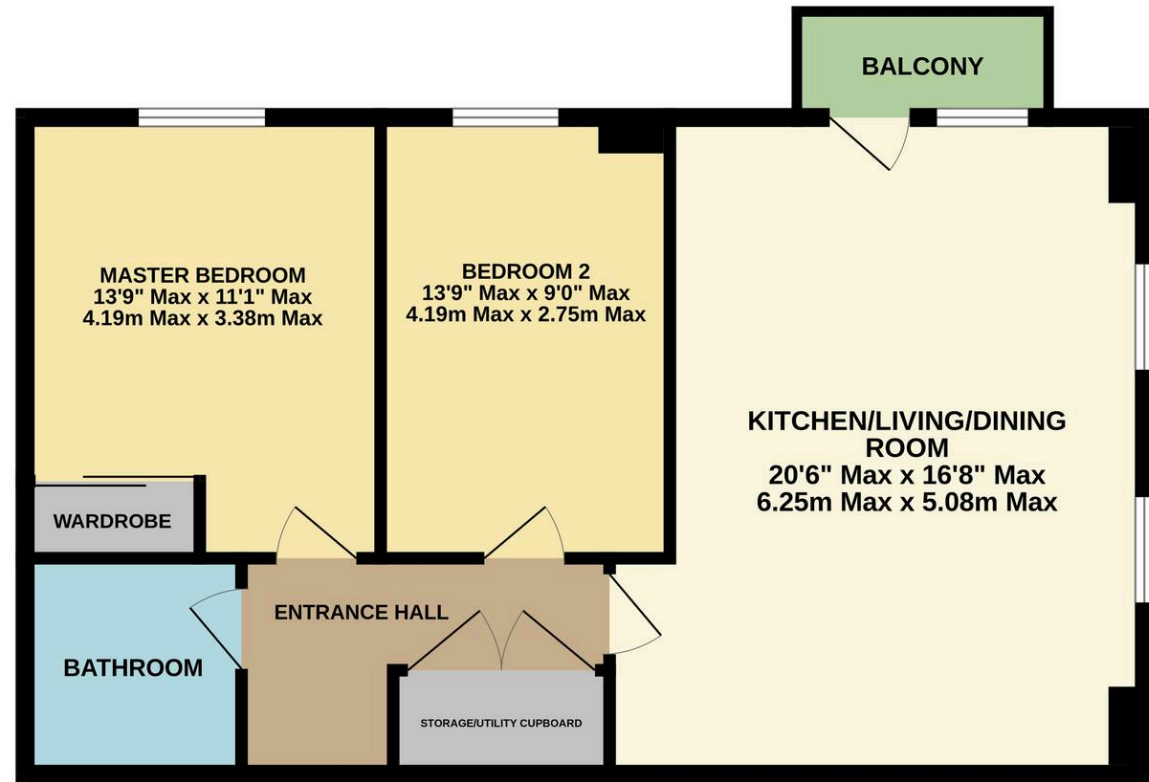
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DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

GROUND FLOOR



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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