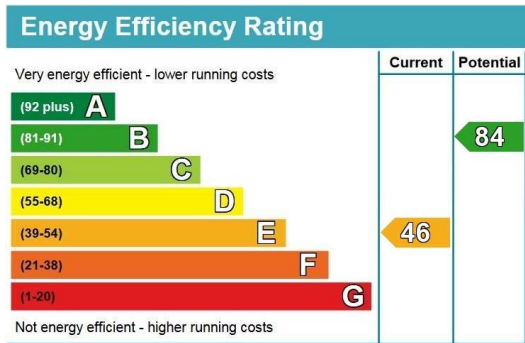




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

023 8023 3288

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4 Cross Road, Bitterne, Southampton, Hampshire, SO19 4BX

3 bedrooms £365,000 Freehold

DESCRIPTION

Situated in this popular residential location, this detached family home benefits from a number of features to include double glazing and gas central heating, ample parking and the property has the unusual feature of a large detached workshop. There is an additional conservatory as well as attached garage and on the first floor can be found three bedrooms and a family bathroom. The property benefits from views towards the River Itchen and is offered for sale with no forward chain.

LOCATION

Cross Road is in the Bitterne area of Southampton which is close to local shops and schools, together with Bitterne Leisure Centre, Bitterne shopping centre walking distance to Bitterne train station and roads into the city centre which offers a wide range of facilities including the mainline train station to London Waterloo.

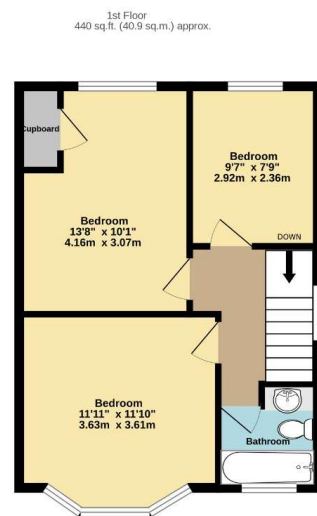
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



4 Cross Road, Bitterne, Southampton, Hampshire, SO19 4BX



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

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:

Double glazed entrance door and window. Radiator. Stairs rising to first floor landing. Under stairs storage. Exposed floor boards.

SITTING ROOM:

Double glazed bay window to front elevation. Exposed floor boards. Radiator. Smooth plastered and coved ceiling. Feature fireplace with electric fire.

OPEN PLAN DINING ROOM:

Smooth plastered ceiling. Exposed floor boards. Radiator. Double glazed, double doors and window to :-

CONSERVATORY:

Of double glazed construction with double doors leading to rear garden, power and light available.

KITCHEN:

A fitted range of eye and base level units to include single drainer one and a half bowl stainless steel sink unit with mixer tap fitting. Two double glazed windows. Double glazed door to side elevation. Tiled flooring. Built-in oven with gas hob and tiled splash backs and space and plumbing for dishwasher.

FIRST FLOOR LANDING:

Window to side elevation. Radiator. Smooth plastered and coved ceiling. Access to loft space.

BEDROOM ONE:

Double glazed bay window to front elevation. Radiator. Exposed floor boards. Smooth plastered and coved ceiling.

BEDROOM TWO:

Double glazed window. Radiator. Smooth plastered and coved ceiling. Exposed floor boards.

BEDROOM THREE:

Double glazed window. Radiator. Smooth plastered ceiling. Exposed floor boards.

BATHROOM:

Fitted three piece suite comprising; panelled bath, vanity hand basin and low level w.c. Radiator. Smooth plastered ceiling. Obscure double glazed window. Tiling.

OUTSIDE:

The front garden is lawned with fencing to the perimeters and driveway providing off road parking for numerous vehicles. Access to attached garage.

ATTACHED GARAGE 19' 2" x 8' 7":

Double doors to front elevation, courtesy door leading to the rear with further double glazed window to the rear elevation. Power and light available.

The rear garden benefits from a large **DETACHED WORKSHOP** 15' 11" x 6' 6" with power and light available. Further detached shed which measures 7' 5" 8". There are two attached brick built outbuildings, one housing central heating boiler and the other housing low level w.c. with hand basin and obscure glazed window. The rear garden is laid to tiered areas with artificial lawn in part as well as fence enclosures, further additional lawned area and a variety of flowers, shrubs and trees.

COUNCIL TAX:

Southampton City Council

BAND: D

CHARGE: £2,266.44

YEAR: 2025/2026

REFERENCE

S8638/LT/030425/D2

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 Bitterne Village Centre travel down Peartree Avenue turning right into Athelston Road. Continue down then turn right into Cross Road where the property can be found on your right hand side.