



Connells

Beacon Close
Rownhams Southampton

Beacon Close Rownhams Southampton SO16 8JR

for sale
£265,000



Property Description

Connells Romsey are delighted to present this well-maintained two double bedroom, two bathroom maisonette, situated within a purpose-built block of four in the sought-after area of Rownhams. The property offers a private entrance hall, spacious lounge, fitted kitchen, two bathrooms, and a bedroom suite across the top floor. Further benefits include a private rear garden with lawn and mature shrubs, garage, and off-road parking for two cars. The home is being sold with an extended 99-year lease on completion, making it an attractive, low-maintenance option for first-time buyers. The location provides easy access to the M27, Southampton General Hospital, David Lloyd Leisure Centre, and both Sainsbury's and Lidl supermarkets. Families will appreciate the proximity to Mountbatten School, rated 'Good' by Ofsted.**Some images have been digitally furnished for illustrative purposes to show potential room layouts. The property is currently unfurnished

Agents Notes

The property is being sold with a lease extension to 99 years on completion, giving peace of mind for future buyers and lenders. Heating is provided via storage heaters.

Entrance Hall

Private entrance accessed from a communal staircase, featuring black and white tiled flooring, intercom system, stairs to upper level and two built-in cupboards.

Lounge

13' 9" x 11' 6" (4.19m x 3.51m)

Newly decorated with fresh carpets and a double-glazed window overlooking the rear garden. Doorway through to kitchen.

Kitchen

11' 5" x 5' 8" (3.48m x 1.73m)

Well-appointed with a range of wall, base and drawer units, roll-top work surfaces, a new freestanding cooker, window to rear access, sink with mixer tap, space for tall fridge-freezer, extractor fan, and localised tiling.

Bathroom

6' x 7' 5" (1.83m x 2.26m)

Fitted with WC, hand wash basin and bath. Tiled flooring, extractor fan, and localised tiling.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Located on the ground floor of the apartment, this double bedroom enjoys a front aspect window, storage heaters, and space for freestanding wardrobes.

Landing

Provides loft access and a built-in airing cupboard housing the tank.

Bedroom One

10' 4" x 13' 4" (3.15m x 4.06m)

Spacious double bedroom located on the top floor with Velux window, fitted carpet, three built-in cupboards, eaves storage, and access to:

Shower Room

6' 2" x 10' 1" (1.88m x 3.07m)

Modern suite with WC, hand wash basin, shower cubicle, extractor fan and localised tiling.

Private Rear Garden

Private garden with lawn, mature shrubs, borders, apple tree, and timber fencing - ideal for outdoor relaxation.

Parking And Garage

Single garage in nearby block, plus two parking spaces (one in front of garage and one allocated space).

Location

Tucked in a quiet cul-de-sac, Beacon Close sits in the well-connected village of Rownhams, between Romsey and Southampton. Day-to-day needs are close by: the Lordshill District Centre offers a large Sainsbury's superstore, pharmacy and everyday services just up the road, while









EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM306792

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM306792 - 0010