



15 Eastbrook Close, Park Gate, Southampton, SO31 7AW

Asking Price £270,000

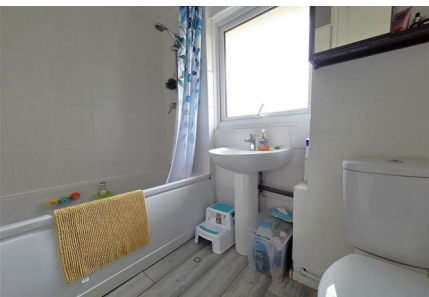
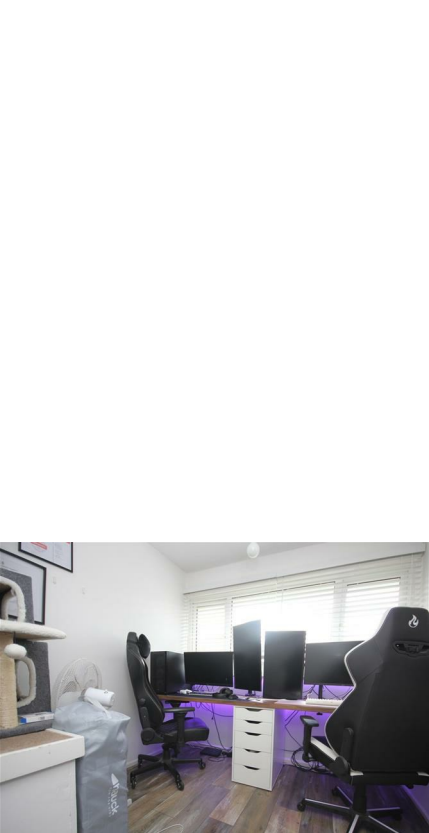


Eastbrook Close | Park Gate
Southampton | SO31 7AW
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W&W are pleased to offer for sale this well presented & improved three bedroom terraced home situated on an enviable corner plot location overlooking greenery to the front. The property boasts three bedrooms, lounge, modern kitchen/dining room & main bathroom. Outside, the property enjoys rear & front gardens as well as a garage situated in a block.

Eastbrook Close is located in Park Gate and benefits from being close to local shops, schools and amenities, including Locks Heath shopping centre and Holly Hill Leisure Centre. The pretty village of Swanwick is just a short drive away, offering a selection of pubs, restaurants, coastal walks and its marina. The M27 motorway links are also nearby, providing links to Southampton, Portsmouth, Winchester, Chichester and London.





Well presented three bedroom terraced home

Quiet cul de sac location overlooking greenery to the front

No chain ahead

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the lounge & built in understairs storage cupboard

Living room with bespoke fitted shelving & feature hanging sliding doors opening into the kitchen/dining room

Modern kitchen/dining room enjoying attractive wood effect worktops, integrated oven,hob, fridge/freezer, washing machine & dishwasher

Main bedroom benefitting from built in wardrobes

Two additional bedrooms

Main bathroom comprising three piece white suite

Rear garden majority laid to artificial lawn with paved patio area

Garage situated in a block nearby

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

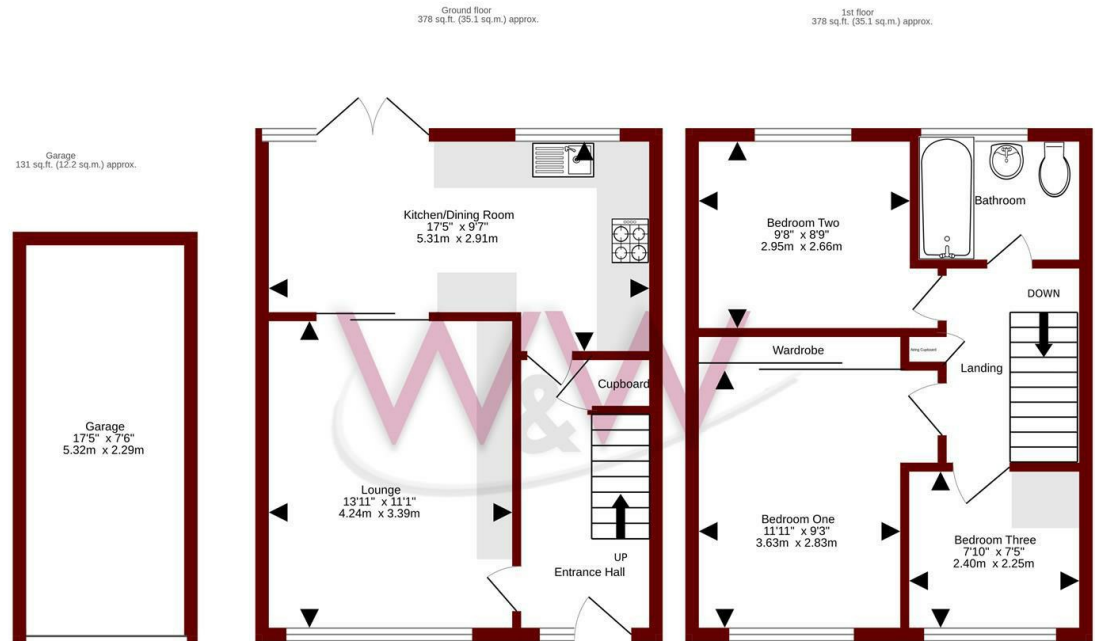
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Toob

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
EU Directive 2002/91/EC		

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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