




Guide price £250,000  
Fairlea Grange, Denbigh Gardens



 **2**  
Bedrooms

 **1**  
Bathroom

15 London Road Southampton SO152AE |  
[enquiries@letsrentsouthampton.co.uk](mailto:enquiries@letsrentsouthampton.co.uk)

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Lets Sell are pleased to offer for sale this well-presented two-bedroom flat in a quiet Bassett cul-de-sac, offering 861 sq ft of bright, spacious living with an enclosed balcony boasting far-reaching views across Southampton. Complete with private garage, allocated parking, and an unbeatable location moments from The Common, Southampton University, and major transport links.

Welcome to Fairlea Grange! Nestled in a quiet cul-de-sac in the highly sought-after Bassett area, this exceptionally well-presented two-bedroom flat offers spacious, comfortable living across an impressive 861 square feet – just moments from some of Southampton's most valued landmarks and amenities.

Both double bedrooms come complete with built-in wardrobes, while the large lounge and dining area benefits from dual aspect windows, flooding the space with natural light. This generous living area opens directly onto a superb enclosed balcony – a peaceful retreat with far-reaching views across Southampton.

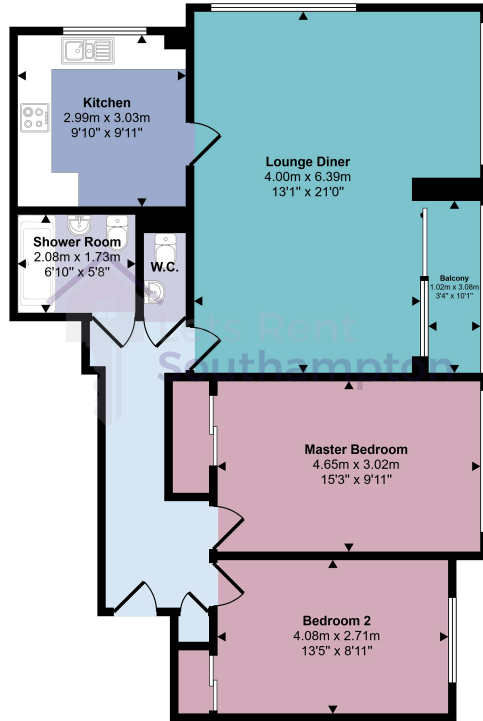
The modern fitted kitchen is fully equipped with an electric cooker and induction hob, ideal whether you're cooking for one or entertaining. A contemporary shower room with walk-in cubicle is complemented by a separate WC – a practical touch for busy households.

Outside, the property benefits from both allocated parking and a private garage with electric up-and-over door, offering excellent security and convenience.

The location is outstanding. Southampton University, The Common – one of the city's most beloved green spaces – and excellent motorway connections are all within easy reach, making this a perfect base whether you're commuting, studying, or simply enjoying everything the city has to offer.

Opportunities in Bassett of this calibre are rare. Contact us today to arrange your viewing.

Approx Gross Internal Area  
86 sq m / 924 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Fairlea Grange, Denbigh Gardens

