



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



**138c South East Road, Southampton,
Hampshire, SO19 8LS**

£250,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to South East Road! Step inside this spacious two-bedroom, end of terrace house located in Sholing. This stunning home has been well and truly loved by the client and is one not to be missed! Heading into the entrance hallway with access to a downstairs w/c. Double aspect SEVEN-TEEN-FOOT lounge with gorgeous bay window soaking in natural light. To the rear a newly refurbished kitchen diner with stylish high gloss fitted units and quartz worktops. Upstairs continues to impress with both bedrooms being generously sized double rooms and a clean and tidy white bathroom suite. The garden is low maintenance and boasts rear access to an allocated parking space. Further benefits include serviced gas central heating, UPVC double-glazing and easy access to all amenities.

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Approach

Entrance Hall:

Smooth ceiling, stairs rising to first floor, radiator, door to:

Lounge

17' 1" (5.21m) max x 12' 5" (3.78m) into bay:: Smooth ceiling, double glazed window to front, double glazed bay window to side, built-in storage, radiator, door to:

Kitchen/Diner

11' 9" (3.58m) x 13' 2" (4.01m):: Smooth ceiling, double glazed door to rear, range of high gloss wall and base units with work surface over, sink and drainer inset, space for cooker, fridge/freezer and washing machine, integrated dishwasher, wall-mounted boiler, radiator.

WC:

Smooth ceiling, double glazed obscured window to front, WC, wash hand basin, radiator.

Landing:

Smooth ceiling, hatch providing access to loft space, storage cupboard, door to:

Master Bedroom

9' (2.74m) x 13' 2" (4.01m):: Smooth ceiling, double glazed window to rear, built-in wardrobe, radiator.

Bedroom Two

9' 5" (2.87m) max x 13' 1" (3.99m) max:: Smooth ceiling, double glazed window to front, built-in wardrobe, radiator.

Bathroom :

Smooth ceiling, double glazed obscured window to side, three-piece suite comprising: 'P'-shaped bath with rainfall shower over, WC, wash hand basin, tiled walls and floor, ladder towel rail.

Garden:

Wall and fence enclosed rear garden, patio seating area, artificial lawn, pedestrian rear access.

Parking:

One allocated parking space.

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 Field Palmer.

Council Tax Band

Band B

Sellers Position

Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR

1ST 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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Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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