

KINGS
ESTATES

AUCTION GUIDE PRICE
£385,000

Priory Road, Southampton, SO17 2HS **Freehold**



Welcome to Priory Road

Kings Estates are delighted to offer for sale this highly individual and rarely available riverside home, situated along Priory Road in the popular St Denys area of Southampton.

This property offers far more than a standard residential purchase, combining internal living space with a unique outdoor lifestyle setting directly backing onto the River Itchen. With private pontoon access and tidal mooring rights, the property provides a rare opportunity for buyers seeking direct water access within a city location.

Upon entering the property, you are welcomed into a hallway with stairs rising to the first floor and useful under stairs storage. The ground floor accommodation is centred around a spacious living room which benefits from a feature fireplace and a comfortable layout suitable for everyday living. This space flows through to the dining area, creating an open plan arrangement ideal for both day to day use and entertaining.

The dining area benefits from French doors leading out to the rear garden, allowing natural light to flow through the space and creating a strong connection between the internal accommodation and the outdoor environment. The kitchen is fitted with a range of wall and base units, worktop surfaces, inset sink, gas hob, oven, and extractor hood, with additional space for appliances. The layout is practical and functional, positioned conveniently alongside the main living space. A downstairs WC completes the ground floor accommodation.

The first floor comprises two well proportioned double bedrooms, both benefiting from their own en suite facilities. Each bedroom offers good natural light, fitted storage, and a comfortable layout, making them well suited for owner occupation or guest accommodation. Externally, the property truly comes into its own. The rear

garden is south facing and designed for low maintenance, leading down to a substantial decked area which provides uninterrupted views across the River Itchen. This space has been arranged to maximise usability, offering a large seating and entertaining area directly overlooking the water.

Positioned beyond the main garden is a detached annex, providing additional self contained accommodation. The annex includes a bedroom area and its own wet room, making it ideal for extended family, guests, or flexible additional use.

Further enhancing the outdoor offering is a dedicated bar and entertainment area, alongside a gazebo seating space, creating a highly usable and versatile environment for socialising and relaxation.

At the end of the garden, the property benefits from a private pontoon with tidal mooring rights, offering direct access onto the River Itchen. This feature sets the property apart within the local market and provides a lifestyle opportunity that is rarely available within Southampton.

The property is offered for sale via auction with a guide price of £385,000, presenting a strong opportunity for buyers looking to secure a distinctive home with both residential and lifestyle appeal.

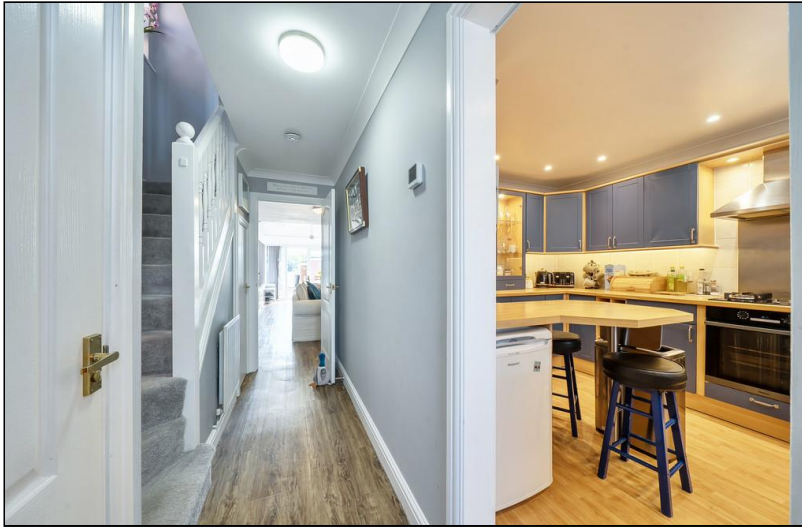
ACCOMMODATION

Entrance Hall

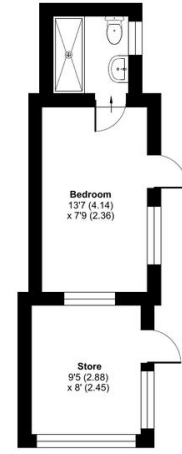
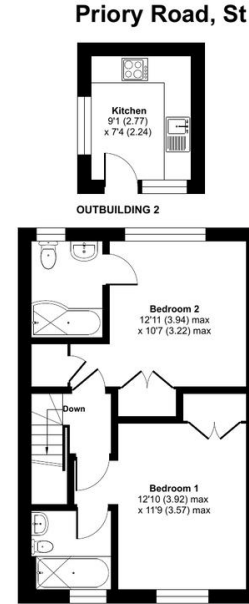
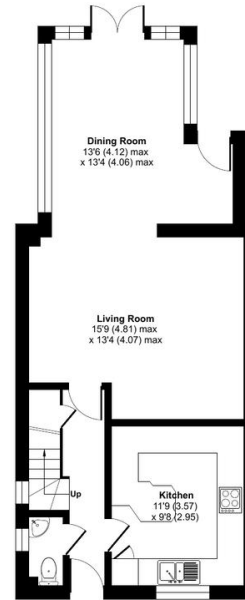
Double glazed Entrance door, stairs to first floor, under stairs storage. Radiator

EPC Rating: **73C**
Council Tax Band: **B**





Floorplan



Priory Road, St Denys, Southampton, SO17

Approximate Area = 972 sq ft / 90.3 sq m
 Annexe = 142 sq ft / 13.1 sq m
 Outbuilding = 143 sq ft / 13.2 sq m
 Total = 1257 sq ft / 116.6 sq m
 For identification only - Not to scale

ⓘ Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rñchecon 2026. Produced for Kings Estates. REF: 1446138

Property Features

- RIVERSIDE PROPERTY BACKING ONTO THE RIVER ITCHEN
- PRIVATE PONTOON AND TIDAL MOORING RIGHTS
- TWO DOUBLE BEDROOMS BOTH WITH EN SUITES
- SELF CONTAINED ANNEX ACCOMMODATION
- SPACIOUS OPEN PLAN LIVING AND DINING AREA
- SOUTH FACING REAR GARDEN
- EXTENSIVE DECKED ENTERTAINING SPACE
- DEDICATED BAR AND ENTERTAINMENT AREA
- GAZEBO SEATING AREA WITH WATER VIEWS
- AUCTION OPPORTUNITY WITH STRONG LIFESTYLE APPEAL

Kings Estates

253 Portswood Road, Southampton, Hampshire, SO17 2NG

www.kingsestates.net

E. southamptonsales@kingsestates.net

T. 02380 553355

W. www.kingsestates.net

Zoopa.co.uk

rightmove



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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