



Downs Park Avenue, Eling, SO40
Southampton

£515,000

Property Type: Detached Bungalow

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

We are delighted to present this beautifully modernised four-bedroom detached chalet bungalow, positioned in a highly desirable residential pocket of Eling, Totton. Thoughtfully updated and impeccably maintained, this home blends contemporary finishes with character touches, offering flexible accommodation across two floors and a wonderfully private landscaped garden backing onto Eling recreation ground.

- Beautifully Modernised Detached Chalet Bungalow
- Four Bedrooms Across Two Floors
- Open Plan Kitchen-Dining-Family Room
- Separate Sitting Room With Wood Burner
- Elegant Victorian Style Ground Floor Bathroom
- First Floor Shower Room
- Landscaped Private Rear Garden
- Driveway Providing Off Road Parking
- Sought After Eling Location Backing Onto Recreation Ground
- Detached Garage & Pergola

Location - Downs Park Avenue is situated in the ever-popular Eling area of Totton, known for its charming waterside setting, historic quay, and access to scenic walking routes. The property is within easy reach of local shops, schools, and Totton town centre, with convenient transport links to Southampton, the M27 motorway, and the New Forest National Park — making it an ideal setting for both families and commuters.

Disclaimer - These particulars are believed to be correct but do not constitute part of any contract. All measurements, services, fixtures, and fittings should be independently verified by prospective purchasers





The property enjoys an open frontage with a smart brick-set driveway providing off-road parking, framed by low-level walls and side access leading to double timber gates and the rear garden. A side entrance door opens into a welcoming hallway finished with smooth ceilings, engineered Oak flooring, and a bright, airy feel throughout.

To the front of the home, bedrooms two and three both feature attractive bay windows, allowing natural light to flood in. Each room is well-proportioned, with smooth and coved ceilings and matching engineered Oak flooring. Bedroom three discreetly houses the gas combi boiler within a cupboard.

The ground floor bathroom is a standout feature, blending Victorian-inspired elegance with modern convenience. A claw-foot bath with mixer taps sits alongside a walk-in shower enclosure, complemented by part-tiled walls, tiled flooring, a vanity wash basin, WC, and a combined radiator/towel rail.

Flowing towards the rear of the property is a useful lobby area with the stairs rising to the 1st floor and feature glass block window. The space opens into a stunning open-plan kitchen, dining and family space, truly the heart of the home. Bright and sociable, this area benefits from double patio doors opening onto the garden, additional side windows, and a mix of engineered Oak flooring and tiled kitchen surfaces. The modern kitchen is fitted with cream gloss units, wooden worktops, integrated dishwasher, vertical oven and grill, and ample space for freestanding fridge/freezer. There is generous room for both a dining table and a relaxed seating area, ideal for family life and entertaining.



Opening seamlessly from here is the separate sitting room. A wonderfully characterful retreat featuring a vaulted ceiling, twin Velux windows, patio doors to the garden, and a wood burner with feature log storage recess. The sense of light and height creates a warm yet spacious atmosphere.

First Floor Accommodation

Upstairs, two further bedrooms offer flexibility for family living, guests, or home working. The principal bedroom enjoys a pleasant outlook over the rear garden and Eling recreation ground beyond, with built-in wardrobes, eaves storage, and a Velux window. The fourth bedroom is also well-proportioned and benefits from fitted storage.

A first-floor shower room serves this level, fitted with a tiled corner shower cubicle, wash basin, and WC, along with an obscure side window for natural light.

Outside

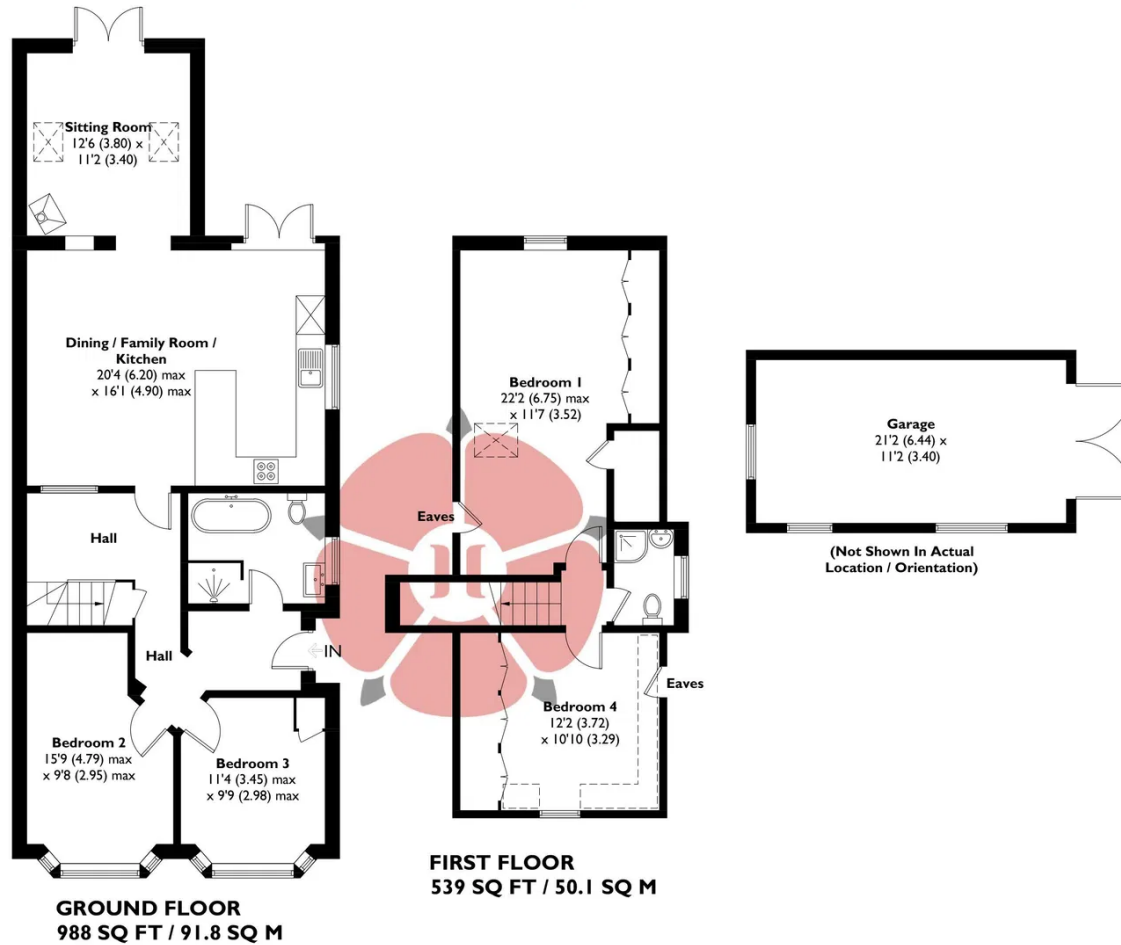
The rear garden has been thoughtfully landscaped, providing a private and enclosed setting. A patio area sits directly outside the home, with further block-paved hardstanding alongside the garage. The remainder is laid to lawn, bordered by timber fencing. The brick-built garage with timber cladding and pitched tiled roof offers additional storage, complete with a side window and door. To the rear of the garage, a timber pergola provides an additional seating area, perfect for summer evenings. An outside tap and courtesy lighting add practicality.

Tenure: Freehold

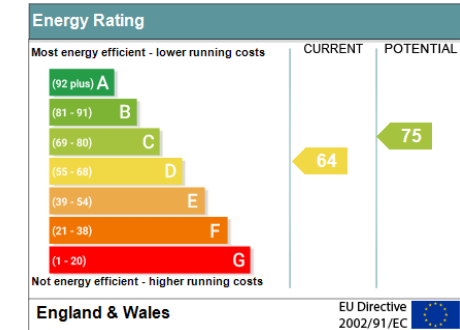
Council Tax Band: D



APPROXIMATE GROSS INTERNAL AREA = 1527 SQ FT / 141.9 SQ M
GARAGE = 236 SQ FT / 21.9 SQ M
TOTAL = 1763 SQ FT / 163.8 SQ M



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