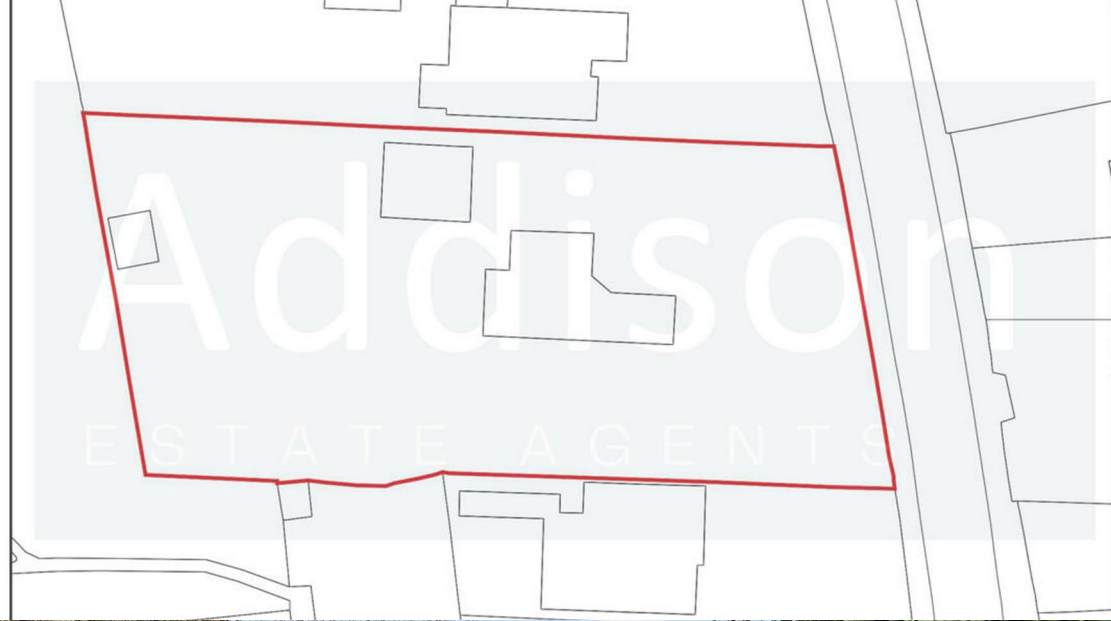




Addison

ESTATE AGENTS



25 Crescent Road, Locks Heath, Southampton, SO31 6PE

**£675,000 Freehold**


Tucked away on one of the area's quieter, more established roads, this three-bedroom detached bungalow presents a rare opportunity. Owned by the same family since it was built in the 1940s, the home has been lovingly cared for over the decades and now invites a new owner to modernise, reimagine, and make it their own. The bungalow offers a solid, well-maintained foundation for anyone looking to update or transform the space.

Positioned almost perfectly in the centre of a generous plot measuring just under half an acre, the bungalow offers exceptional scope for development, subject to the necessary permissions. Its central placement means you can extend in any direction, opening the door to endless possibilities, whether that's creating a substantial family home, adding further accommodation, or designing a truly bespoke layout.

The scale of the plot is difficult to appreciate from photographs alone. Mature boundary hedging, reaching depths of up to 10ft in places, creates a wonderfully private setting and conceals additional space that could easily be incorporated into a larger garden. The grounds also include a detached double garage, adding further practicality and potential.

The location is another standout feature. Peaceful yet convenient, the property sits within easy reach of local schools and is centrally positioned for Locks Heath Centre, offering shops, amenities, and everyday essentials just moments away. Warsash, renowned for its vibrant sailing community and beautiful riverside setting, is also just a short distance away.

This is a home with history, heart, and huge potential, an increasingly rare combination. For those seeking a project with space, privacy, and the freedom to create something truly special, this bungalow is an opportunity not to be missed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**

**Council Tax Band:**

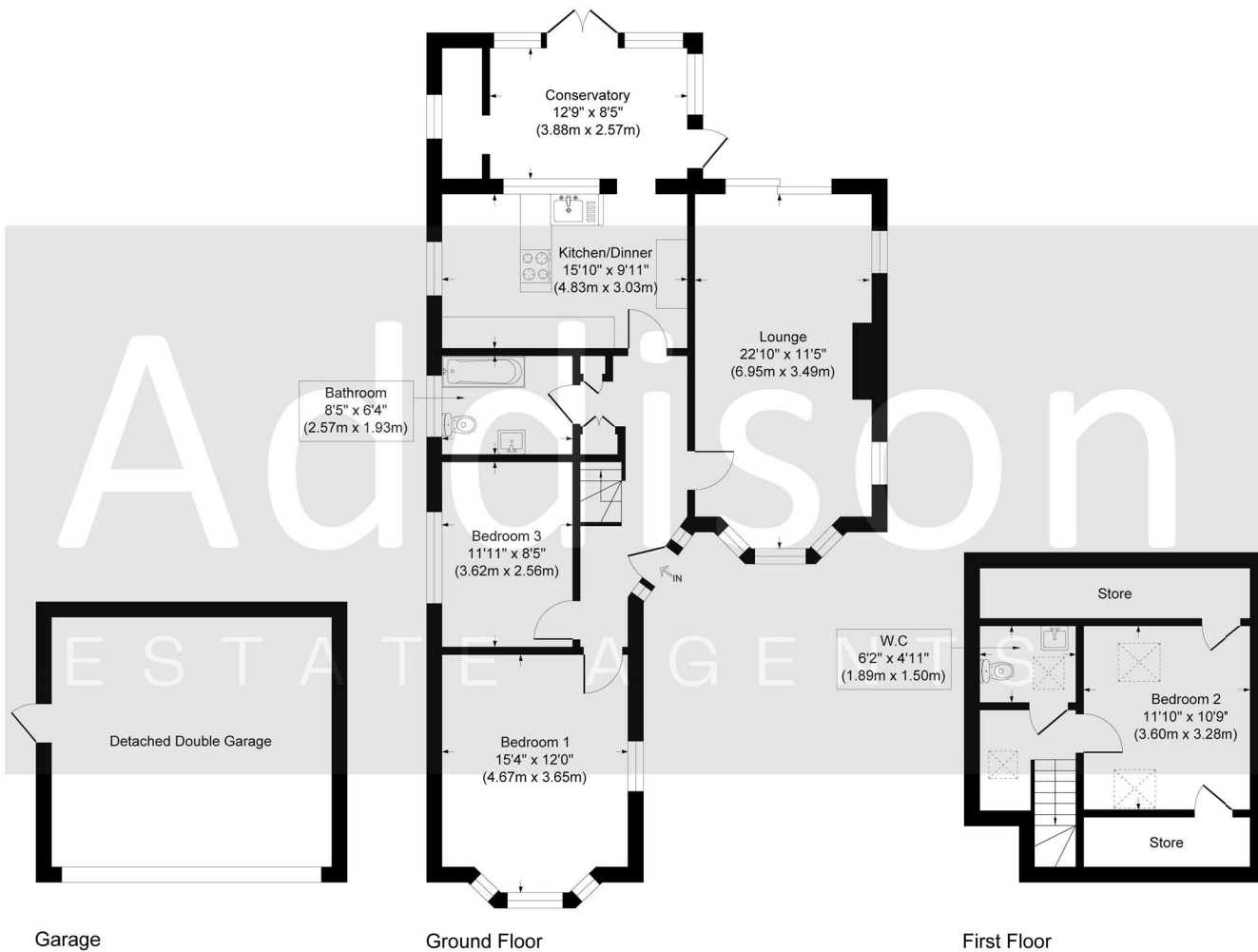
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**Amount Payable for 2025/2026:**

**£2,645.56**



Approximate Gross Internal Area = 1352 sq ft - 126 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

- Three-bedroom detached bungalow with huge potential
- Set on a generous plot just under half an acre
  - Centrally positioned on the plot, allowing extension in any direction (STPP)
- Owned by the same family since built in the 1940s
- Lovingly maintained over the years but now dated and ready for modernisation
- Mature boundary hedging, up to 10ft deep in places, creating exceptional privacy
  - Detached double garage providing excellent storage or workshop potential
- Located on one of the area's quieter, more established roads
- Additional hidden garden space beyond the hedges offering scope to enlarge the grounds
  - Close to local schools and ideally positioned for Locks Heath Centre



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