



**fieldpalmer**  
ESTATE AGENTS

**Bitterne**  
**023 8042 2600**



**150 Priory Road, St Denys, Southampton,  
Hampshire, SO17 2HS**

**£325,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Priory Road! An individual two/three bedroom detached home occupying a superb waterfront position, ideal for boating enthusiasts. The accommodation begins with a welcoming entrance hall that leads to a study/third bedroom and continues through to the main living space. The heart of the home is an impressive 25ft lounge/diner featuring parquet flooring, an open fireplace, and attractive views across the River Itchen. To the front of the property is a well-appointed kitchen/breakfast room offering an abundance of storage and generous worktop space. Completing the ground floor is a bright conservatory and a useful lobby area that provides access to a downstairs shower room. Upstairs, the property offers two well-proportioned bedrooms, both benefiting from built-in storage solutions. The principal bedroom enjoys three windows that look out over the water, creating a particularly pleasant outlook.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**fieldpalmer.com**

Find us on social media



# 150 Priory Road, St Denys, Southampton, Hampshire, SO17 2HS

## £325,000 Freehold

Welcome to Priory Road! An individual two/three bedroom detached home occupying a superb waterfront position, ideal for boating enthusiasts. The accommodation begins with a welcoming entrance hall that leads to a study/third bedroom and continues through to the main living space. The heart of the home is an impressive 25ft lounge/diner featuring parquet flooring, an open fireplace, and attractive views across the River Itchen. To the front of the property is a well-appointed kitchen/breakfast room offering an abundance of storage and generous worktop space. Completing the ground floor is a bright conservatory and a useful lobby area that provides access to a downstairs shower room. Upstairs, the property offers two well-proportioned bedrooms, both benefitting from built-in storage solutions. The principal bedroom enjoys three windows that look out over the water, creating a particularly pleasant outlook. The landing provides access to a boarded loft and leads to a spacious three-piece family bathroom.

Externally, the property continues to impress. The low-maintenance rear garden features a patio seating area leading onto a generous lawn, with direct access to the river located at the rear of the garden. To the front, a block paved driveway provides off-road parking for one vehicle.

### Approach

Driveway providing off road parking.

### Entrance Hall

Smooth ceiling with inset spotlights, tiled floor, doors to:

### Lounge/Diner

25' 6" (7.77m) x 17' 9" (5.41m) max:

Smooth ceiling, UPVC double glazed obscured window to side and UPVC double glazed sliding doors to rear, exposed brick chimney breast with space for log burner, electric heater, half parquetry flooring, stairs to first floor.

### Lobby

Smooth ceiling with inset spotlights, UPVC double glazed door to side, tiled floor, door to:

### Shower Room

Smooth ceiling, UPVC double glazed obscured window to rear, WC, wash hand basin and shower cubicle, tiling to principal areas and floor.

### Kitchen/Breakfast Room

12' 4" (3.76m) x 9' 6" (2.90m):

Smooth ceiling, two UPVC double glazed windows to front, wall, base and drawer units with work surface over, stainless steel sink and drainer inset, built-in oven with hob, integrated dishwasher and washing machine, space for further appliances, tiled splashbacks and floor, breakfast bar.

### Bedroom Three / Study

8' 2" (2.49m) x 7' 8" (2.34m):

Smooth ceiling, UPVC double glazed window to front, electric heater.

### Conservatory

13' 1" (3.99m) x 11' 3" (3.43m):

Polycarbonate roof, UPVC double glazed windows to rear and side, UPVC double glazed French doors to side, tiled floor.

### Landing

Smooth ceiling, hatch providing access to loft space, UPVC double glazed obscured window to side, doors to:

### Bedroom One

11' 6" (3.51m) x 15' 3" (4.65m):

Smooth ceiling with feature beams, three UPVC double glazed windows to rear with views across River Itchen, built-in storage, stripped and varnished flooring, electric heater.

### Bedroom Two

12' 4" (3.76m) max x 9' 8" (2.95m):

Smooth ceiling, two UPVC double glazed windows to front, fitted wardrobes, electric heater.

### Bathroom

8' 1" (2.46m) x 8' (2.44m):

Smooth ceiling, UPVC double glazed obscured window to front, WC, wash hand basin and panel enclosed bath, tiling to principal areas, stripped and varnished floor, electric heater.

### Garden

Beautiful rear garden enjoying open outlook to River Itchen, raised patio seating area leading to lawn, shed, gated side access.

### Services

Mains 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 D

### Sellers Position

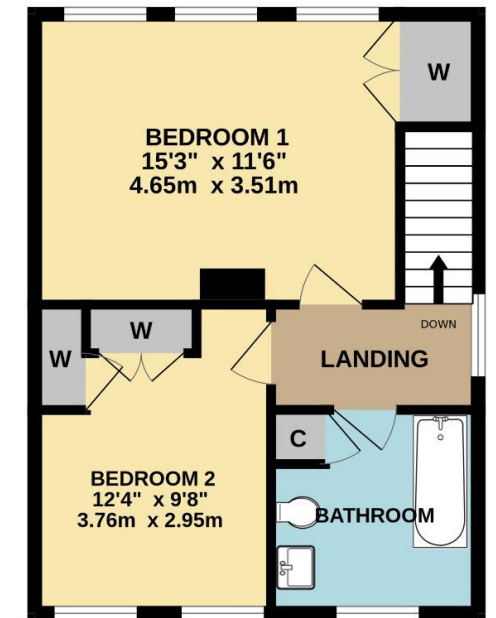
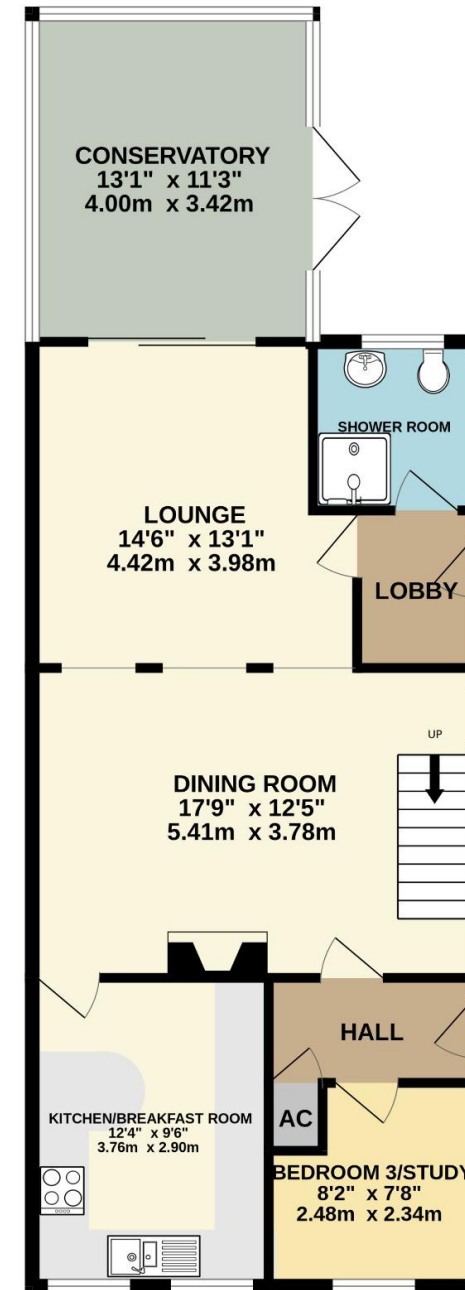
No Forward Chain

### 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.  
Made with Metropix ©2026

### 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.

**fieldpalmer**  
ESTATE AGENTS