

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



**26 Bracklesham Close, Sholing, Southampton, Hampshire, SO19 8TD**

**Offers Over £230,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Bracklesham Close! This two-bedroom end-of-terrace house is set within one of Sholing's most sought-after locations and is being offered for sale with NO FORWARD CHAIN! This conventional accommodation consists of an entrance hall, stepping into a DOUBLE ASPECT lounge flowing through to a kitchen diner. Upstairs hosts two spacious double bedrooms and a recently renovated white bathroom suite. The garden is a sun trap and has been landscaped with patio and lawn areas. Brand-new fencing is also being installed at the back and there is side access leading to the front of the property.

Further benefits include serviced gas central heating, UPVC double-glazed windows and one allocated parking space.

# 26 Bracklesham Close, Sholing, Southampton, Hampshire, SO19 8TD

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### Approach

Steps up to the front door.

### Entrance Hall

Textured ceiling, door to:

### Lounge/Diner

14' 3" (4.34m) x 11' 7" (3.53m):

Textured and covered ceiling, laminate wood flooring, sockets, TV point, once radiator, double glazed bay window to front and side.

### Kitchen

11' 8" (3.56m) x 8' 3" (2.51m):

Smooth ceiling, double glazed window to rear, double glazed door leading into garden, laminate wood flooring, wall and base units with laminate work top over, stainless steel sink and drainer, four ring gas hob, integral oven and wall mounted extractor, wall tiles to principle areas, sockets, one radiator.

### Landing

Textured ceiling, doors to:

### Master Bedroom

11' 8" (3.56m) x 8' 11" (2.72m):

Textured ceiling, two double glazed windows to front, carpeted, sockets, one radiator.

### Bedroom Two

9' 6" (2.90m) x 7' 1" (2.16m):

Textured ceiling, double glazed window to rear, fitted wardrobes with sliding doors, carpeted, sockets, radiator.

### Bathroom

Textured ceiling, double glazed obscured window to side, bath tub with mixer taps and electric shower over, wash hand basin, WC, heated towel rail, vinyl flooring.

### Garden

Enclosed fencing, side access, landscaped patio to lawn. Wood storage shed.

### 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

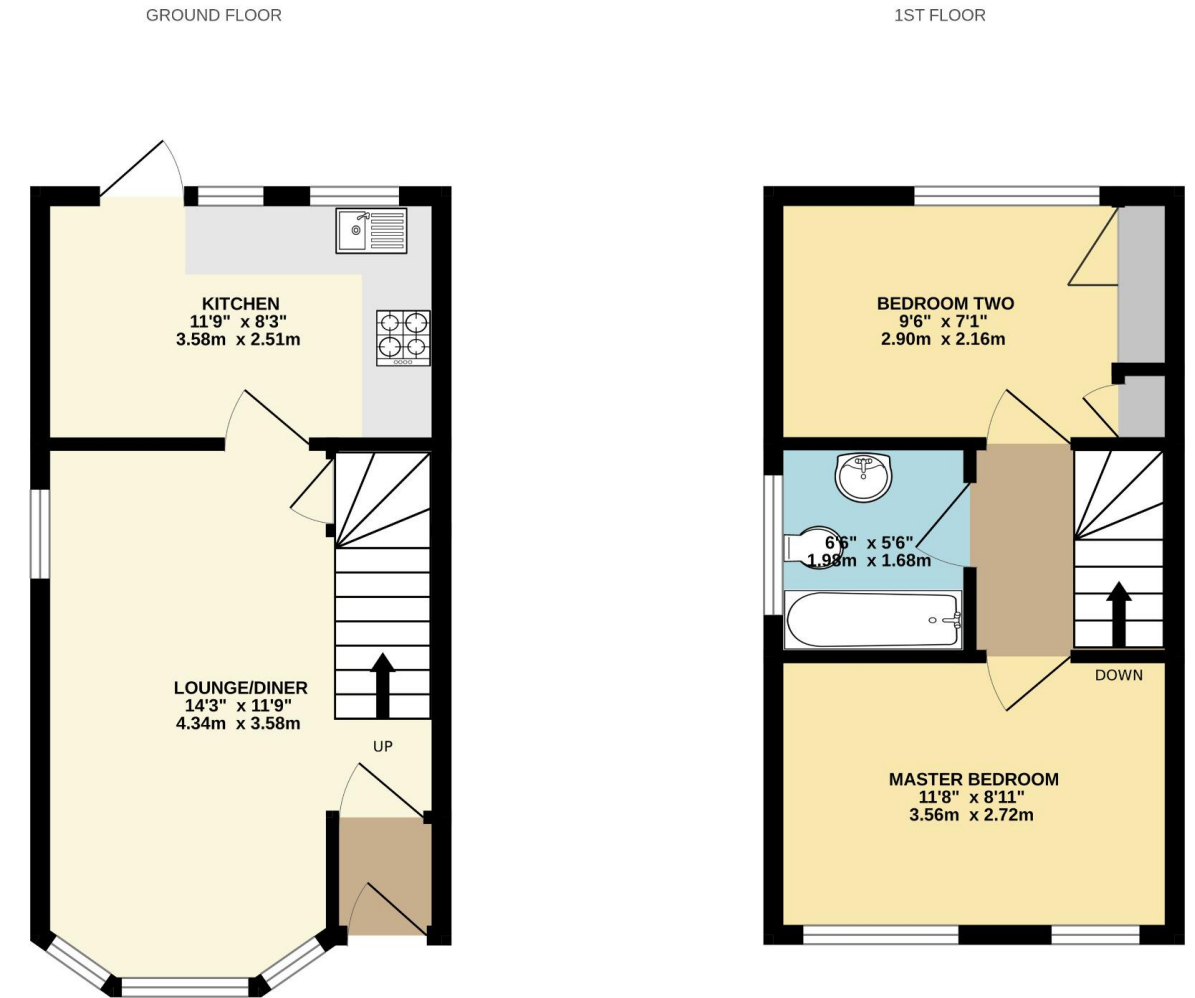
Band B

### Sellers Position

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.



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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