



**Rowe
& Co.**

8 Arun Road, West End

Southampton

£335,000

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& Co.**



8 Arun Road

West End, Southampton

This well-presented three-bedroom link-detached home is situated in a highly sought-after location. The ground floor features an inviting entrance hall, a spacious lounge/dining area, and a modern, well-equipped kitchen. Upstairs, the property offers three comfortable bedrooms along with a stylish family shower room. Externally, the home benefits from a garage and driveway parking, as well as a private, secluded rear garden—perfect for relaxing or entertaining.

LOCATION The property is ideally situated near a range of local shops and amenities, along with excellent transport links, including easy access to the M27 motorway. It also benefits from a selection of highly regarded schools catering to all age groups. The nearby Ageas Bowl, home to Hampshire Cricket, offers not only international cricket fixtures but also a variety of live music events.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Link Detached House
- Three Bedrooms
- Modern Kitchen
- Garage & Driveway
- Spacious Living / Dining Room
- Generous Rear Garden



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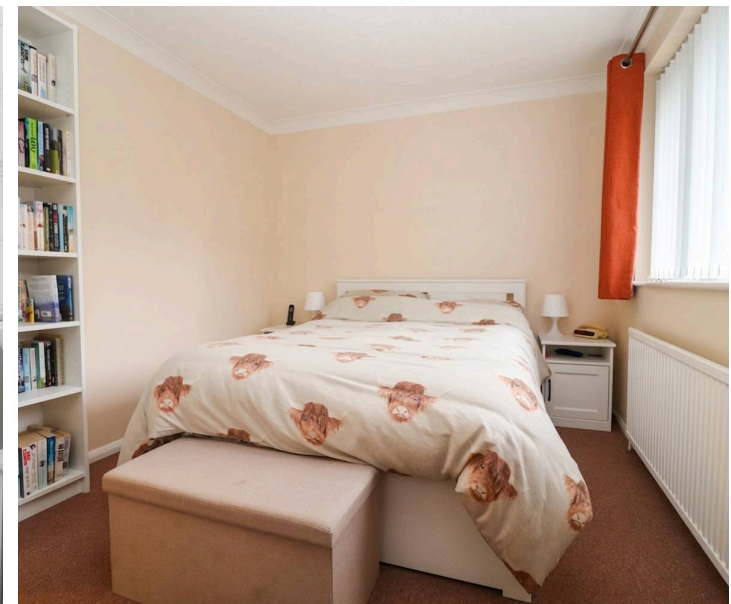
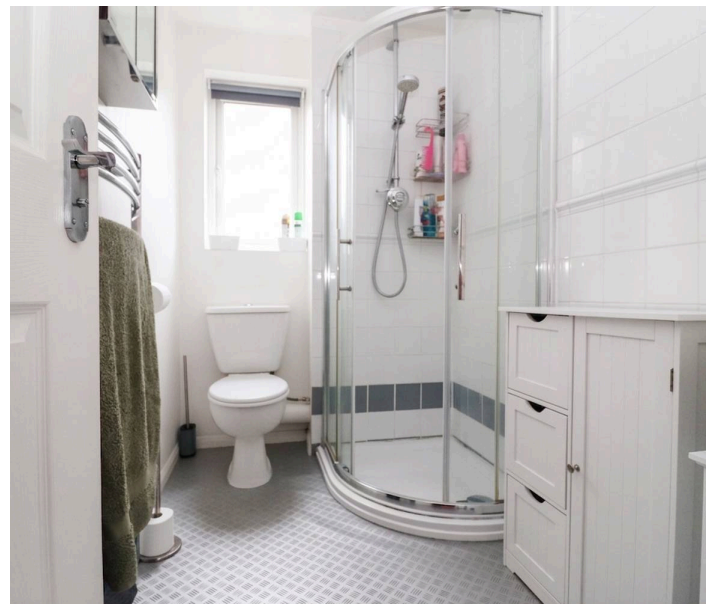
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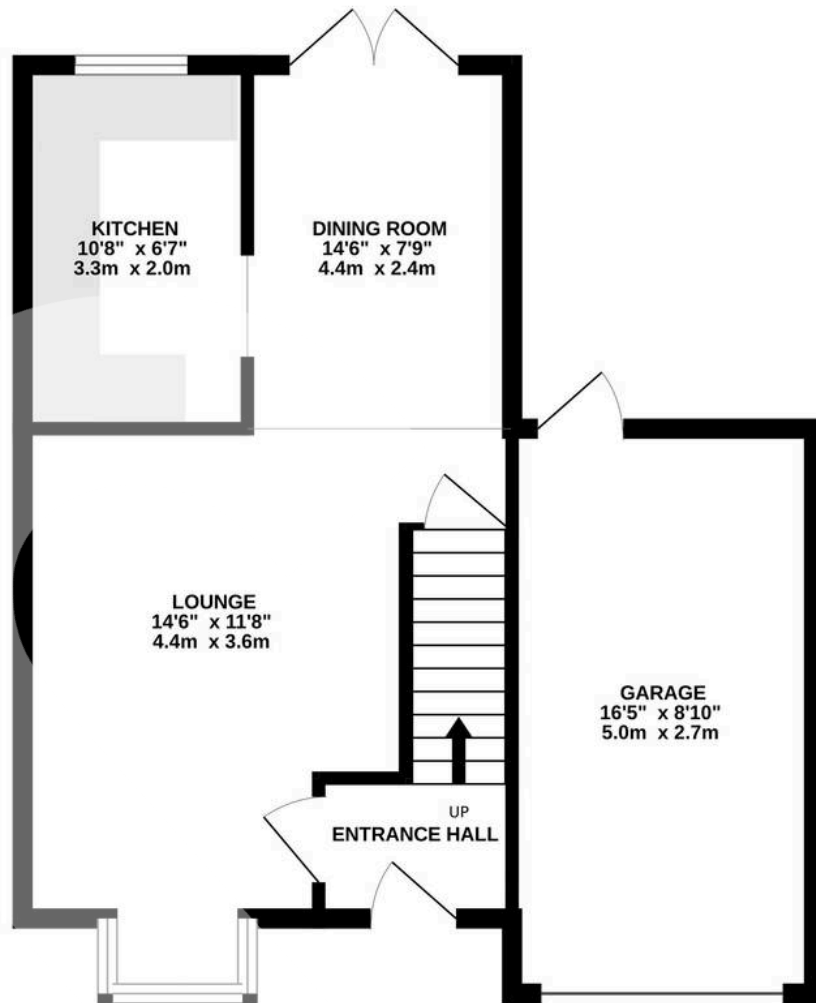
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GROUND FLOOR



1ST FLOOR



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

 02381 102221

 chandlersford@rowehomes.co.uk

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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