





8 Hartley Avenue
Highfield
Southampton
Hampshire
SO17 3QZ

3 bedrooms
Freehold

Situated in the popular location of Highfield, this superb semi detached family home has been skillfully and thoughtfully extended and now offers well appointed accommodation in one of Southampton's most popular locations.



ESTABLISHED 1900



DESCRIPTION:

Undoubtedly one of the main features is the large open plan kitchen/family room which features a modern contemporary kitchen with central island feature and bi-fold doors opening onto the rear garden. In addition there is a separate utility area as well as contemporary ground floor shower room. A welcoming reception hallway and separate sitting room complete the ground floor accommodation. On the first floor can be found three bedrooms as well as luxuriously appointed family bathroom with feature roll top and claw foot bath. Externally the property continues to impress with parking for multiple vehicles and a walkway leads to the rear garden. The rear garden is also a particular feature with extensive patio area and predominantly laid to lawn with fence enclosures offering a good degree of privacy. Due to the combination of features and enduringly popular location early viewings are recommended.

LOCATION:

Hartley Avenue is located just west of Portswood High Street which is located to the north east of Southampton's city centre. Superbly positioned to take advantage of local shopping, notably the Waitrose and Sainsburys superstores in Portswood. Portswood High Street offers an eclectic range of individual shops as well as many nationally recognisable brands. The local schooling is very well regarded and there is easy access into Southampton's city centre and rail links are close at hand, notably St Denys train station and Parkway offering direct links to London Waterloo. For those looking to travel internationally Southampton airport is also nearby offering access to many popular European destinations for both work and leisure.



Southampton City centre is home to West Quay shopping centre, with a comprehensive range of excellent shopping and the recently opened neighbouring leisure facility offering a large range of restaurants, state of the art multi screen cinema and £2.5 million bowling complex.

ENTRANCE HALL:

Smooth plastered ceiling. Door and window to front elevation. Picture railing. Herringbone wood effect flooring. Under stairs storage cupboard. Stairs rising to first floor landing.

SITTING ROOM:

Large double glazed bay window to front elevation providing a high degree of natural light. Smooth plastered and coved ceiling. Picture railing. Feature fireplace with fitted electric fire.

KITCHEN:

Having been comprehensively fitted with a range of eye and base level units to include a one and a half bowl sink unit with mixer tap fitting. Built-in gas hob with extractor hood over, built-in oven and grill. Integrated dishwasher. Suitable space for American style fridge/freezer. Double glazed window to side elevation. Feature central island with breakfast bar and further additional storage. Smooth plastered ceiling. Herringbone wood effect flooring.

LOBBY AREA:

Radiator. Leading to open plan utility.

UTILITY:

Suitable space and plumbing for washing machine and tumble dryer. Double glazed window. Smooth plastered ceiling with recessed lighting. Herringbone wood effect flooring.

SHOWER ROOM:

Three piece suite comprising: side walk-in shower, low level w.c. and basin vanity units. Towel rail/radiator combination. Two obscure double glazed windows. Extractor fan. Recessed lighting.

FAMILY ROOM:

Smooth plastered ceiling and partially vaulted with two double glazed Velux style windows providing natural light. Radiator. Herringbone wood effect flooring. Bi-fold door spanning the rear elevation providing direct access to the rear garden.

FIRST FLOOR LANDING:

Double glazed window. Access to roof space. Picture railing.

BEDROOM ONE:

Double glazed bay window to front elevation. Radiator. Smooth plastered ceiling. Picture railing. Built-in storage cupboard.



“A delightfully appointed family home presented in excellent decorative order”

BEDROOM TWO:

Double glazed window. Radiator. Smooth plastered ceiling. Picture railing.

BEDROOM THREE:

Double glazed window. Radiator. Smooth plastered ceiling. Picture railing.

BATHROOM:

The bathroom has been re-fitted with a luxurious suite comprising: period style pedestal wash hand basin, low level w.c. and feature roll top bath with claw feet. Smooth plastered ceiling. Wood effect flooring. Obscure double glazed window. Cupboard housing central heating boiler. Chrome finish towel rail/radiator combination.

OUTSIDE:

The front garden has parking for multiple vehicles and side pedestrian access with a covered walkway leading to the rear garden. Suitable space for bin storage.

The rear garden is predominantly laid to lawn with an extensive patio across the rear of the house providing the perfect space for outside dining and entertaining. The garden also has the advantage of fence enclosures and mature and established trees and shrubs providing a good degree of natural privacy.

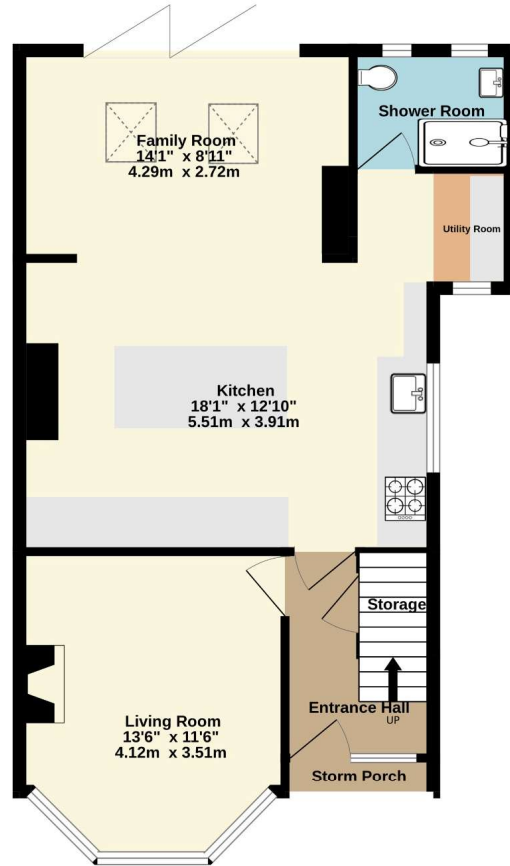
DIRECTIONS:

From Portwood High Street proceed in a northerly direction to the traffic light junction with Highfield Lane (A3035) turning left into Highfield Lane. Turn immediately right into Shaftesbury Avenue. Upon reaching the junction take a left turn into Welbeck Avenue and the first right into Hartley Avenue.

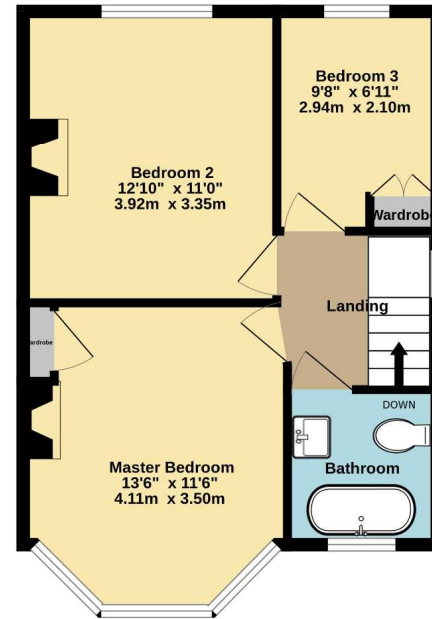




Ground Floor
628 sq.ft. (58.3 sq.m.) approx.



1st Floor
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

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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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 Pearsons.

Council Tax

Southampton City Council
BAND: C
CHARGE: £2,116.87
YEAR: 2026/2027

Reference

S8974/LT/070826/D1

Viewings are by prior appointment with Pearsons Southampton – call 023 8023 3288.

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Country & Individual Homes

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