



Flat 2 Deepdene, Midanbury Lane, Bitterne Park, Southampton, SO18 4TO

Guide Price £200,000 - £220,000

WHITE & GUARD

INTRODUCTION

Located in the highly desirable area of Bitterne Park, set on one of the largest plots, this two bedroom ground floor apartment, is presented to a good standard throughout. The accommodation comprises of an entrance hall, large open plan living/dining room, open plan through to the kitchen, a utility area, conservatory, two double bedrooms, en-suite to the master bedroom and a bathroom. The property also benefits from communal grounds and a private seating area, with direct access to the communal grounds.

LOCATION

Bitterne Park is a popular residential area with excellent amenities, including schools, a library, and the independent shops of Bitterne Park Triangle. It's close to Riverside Park along the River Itchen, ideal for outdoor activities. Southampton city centre, with its shops, dining, and mainline station, is easily accessible, and Southampton Airport is about 20 minutes away. The area also offers great transport links via the M27, M3 and A3 to London.

AGENTS NOTE

The property is leasehold, (with the lease dating from 1988) and we are advised (by the vendor) that there is approx. 962 years remaining on the lease. (Approx £1853.47 Service Charge per annum). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

OUTSIDE

The apartment is generously proportioned and set within impressive communal grounds. Ground floor apartments benefit from allocated seating areas which, although situated within the communal gardens, remain private to the respective residences. The grounds feature an array of wildflowers, mature trees and shrubs, a large pond, and tiered gardens with beautifully maintained flower and shrub borders.

The property benefits from parking for all residences.





INSIDE

Entering through the secure shared entrance through to an impressive entrance hall, there are stained-glass windows to the front, side and rear and allows access through to further reception area.

The front door opens directly into the apartment's entrance hall. The hall features laminate flooring, an airing cupboard, loft access, an electric cupboard above, and an electric radiator to one wall, with doors leading to all other accommodation.

The lounge/dining room is dual aspect and benefits from four double-glazed secondary windows to the rear, overlooking the communal grounds. The room features laminate flooring, two large electric radiators, and opens into a spacious kitchen in an open-plan layout.

The kitchen/breakfast room features laminate flooring and tiled splashbacks. It is fitted with a range of wall and base units with work surfaces over, inset shelving, a breakfast bar, and a 1½ bowl sink and drainer. Integrated appliances include an electric cooker with extractor hood over, oven, and grill, with additional space for a washing machine, fridge, freezer, and dishwasher.

The utility area leads through to the conservatory and benefits from glazed French doors to the rear aspect, laminate flooring, fitted shelving, and power points.

The conservatory enjoys double-glazed windows to the side and rear aspects, a double-glazed door to the side, carpeted flooring, and wall lighting.

Bedroom one has a double-glazed window to the rear aspect, fitted carpet, a large built-in double wardrobe, and an electric radiator.

The en-suite benefits from glazed windows to the side and rear aspects, tiled flooring, part-tiled walls, a wash hand basin, WC, shower cubicle with electric shower, fitted mirror, and an electric radiator.

Bedroom two has a double-glazed window to the rear aspect, fitted carpet, a large fitted double wardrobe, and an electric radiator.

The bathroom is fitted with tiled flooring, part-tiled walls, and a wall-mounted heater. The suite comprises a bath with electric shower over, wash hand basin, WC, and fitted shaving light.

- Leasehold - 962 Years
- Southampton City Council - Band B
- EPC - Grade E



SERVICES

Electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE
E: bitterne@whiteandguard.com
W whiteandguard.com

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Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

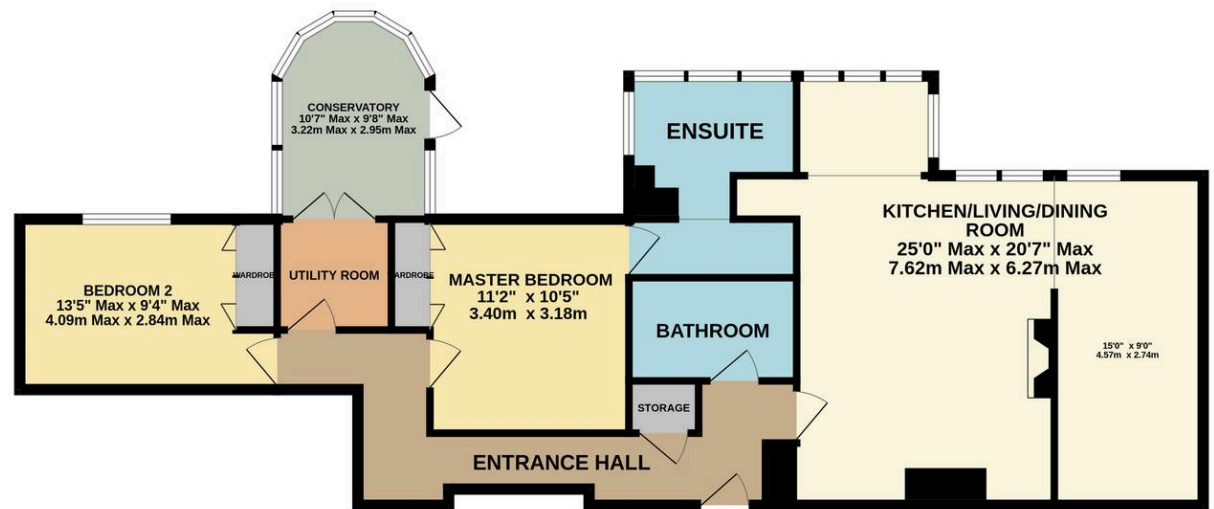
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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GROUND 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.
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