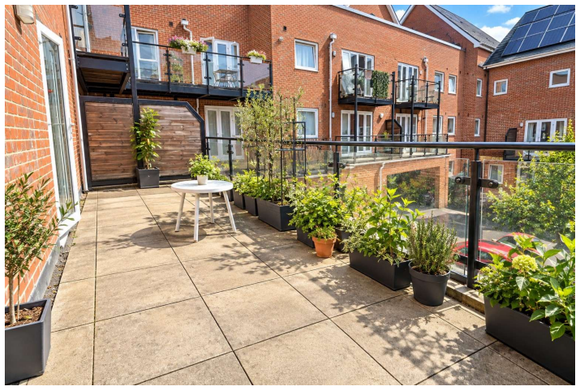














Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

PEARSONS
ESTABLISHED 1900

023 8023 3288
www.pearsons.com



Flat 19, 10 Archers Road, Southampton, Hampshire, SO15 2YD

3 bedrooms £260,000 Leasehold

DESCRIPTION

A superb and exceptionally spacious split-level duplex apartment, ideally positioned on Archers Road in the heart of Southampton and offered for sale with no forward chain. Arranged over two levels, the property offers generous and versatile accommodation, including three double bedrooms and an impressive 23'1" sitting room providing plenty of space for both relaxing and dining. Modern fitted kitchen is well appointed, family bathroom, separate cloakroom and an en-suite shower room. The main bedroom also benefits from a Juliet-style balcony, while a particular highlight of the property is the large, interior-facing private terrace, providing an excellent outdoor space. Further benefits include secure allocated parking and a convenient city location, making this an excellent choice for buyers seeking spacious, modern accommodation within easy reach of Southampton's amenities and transport links.

LOCATION

The property is superbly located to the north of Bedford Place on Archers Road providing superb access into Southampton with its good range of shopping facilities notably West Quay. Bedford Place with its bars, restaurants and shopping facilities is close by. Southampton's Common with 300 acres of open parkland is located just to the north, ideally located to provide access into or away from Southampton via the M3 and M27 motorway links.

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Ground Floor
539 sq.ft. (50.1 sq.m.) approx.

1st Floor
576 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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Flat 19, 10 Archers Road, Southampton, Hampshire, SO15 2YD,

COMMUNAL ENTRANCE
Stairs and lift servicing all floors.

PRIVATE ENTRANCE HALL
Stairs rising to first floor landing. Radiator. Security entry system. Smooth plastered ceiling. Access to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM
Low level flush WC. Pedestal wash hand basin. Radiator. Partly tiled wall surfaces. Smooth plastered ceiling. Extractor fan.

SITTING ROOM 23' 1" (7.04m) x 11' 4" (3.45m):
Exceptionally spacious room with double glazed double doors leading to sun terrace with accompanying double glazed windows. Smooth plastered ceiling. Two radiators. Open plan to:-

KITCHEN 9' 6" (2.90m) x 10' (3.05m):
Comprehensive range of eye and base level units to include one and a half bowl drainer single stainless steel sink unit with mixer tap fittings. Built-in fridge and freezer. Built-in oven with hob and extractor hood over. Built-in washer/dryer. Double glazed window.

FIRST FLOOR LANDING
Smooth plastered ceiling. Airing cupboard housing hot water tank and linen shelving.

MASTER BEDROOM 13' 8" (4.2m) x 9' 10" (3.0m)
Double glazed double doors and accompanying windows to Juliette style balcony. Radiator. Smooth plastered ceiling.

EN SUITE SHOWER ROOM
Three piece suite comprising of low level WC, pedestal wash hand basin and separate shower cubicle. Double glazed window. Radiator. Smooth plastered ceiling. Extractor fan. Partly tiled wall surfaces.

BEDROOM TWO 14' (4.3m) x 9' 10" (3.0m)
Double glazed window. Smooth plastered ceiling. Radiator.

BEDROOM THREE 11' 1" (3.38m) x 9' 8" (2.9m):
Double glazed window. Radiator. Smooth plastered ceiling. Access to roof space.

FAMILY BATHROOM
Three piece suite comprising of panelled bath with mixer tap fittings and hair washing attachment, low level WC and wall mounted wash hand basin. Partly tiled wall surfaces. Smooth plastered ceiling. Extractor fan. Radiator.

OUTSIDE
The property benefits from being situated in communal gardens. Secure car parking for one vehicle. Bicycle storage facility.

TENURE
Leasehold. Remaining Lease Term: 111 Years.
Maintenance/Service Charge: £1690.80 per six months
Ground Rent: £250.00 p.a.

COUNCIL TAX
Southampton City Council
BAND: C
CHARGE: £2,116.87
YEAR: 2026/27

REFERENCE
S8988/BP/100926/D3

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.

VIEWING
Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS
From our Offices in London Road proceed north past College Place, joining The Avenue (A33). Take a left turn onto Archers Road and the property is the last building on the left hand side of the road before the traffic lights.

Service | Marketing | Experience