

KINGS
ESTATES

GUIDE PRICE
£500,000

Highcrown Street, Highfield, Southampton, SO17 1QE **Freehold**



Welcome to Highcrown Street

INVESTMENT BUYERS ONLY

Kings Estates are pleased to bring to the market this impressive six bedroom detached house, situated on Highcrown Street in the ever popular Highfield area of Southampton. The property is currently arranged as a student let and is ideally suited to investors seeking a ready made rental property in a consistently strong and well established lettings location.

The accommodation is generous and practical throughout, making it particularly well suited to shared student occupation. The property comprises six bedrooms, three bathrooms including one ensuite, a communal lounge, and a fitted kitchen with white goods. The detached nature of the house, combined with its size and layout, provides a rare opportunity within this location for those looking to acquire a larger investment property close to the city's major university campuses. The University of Southampton confirms that Highfield Campus, its main campus, is located on University Road, Southampton, SO17 1BJ and is the university's oldest and largest campus, positioned close to Southampton Common. ([University of Southampton][1]) This makes the property particularly attractive to student tenants seeking convenient access to lectures, campus facilities, and surrounding amenities. Southampton Solent University is also easily accessible from the property, adding to the appeal for the student market.

Internally, the property provides well proportioned bedroom accommodation alongside practical communal living space. The fitted kitchen offers the facilities expected for multi occupancy use, while the communal lounge creates an important shared living area for

tenants. The three bathroom arrangement, including an ensuite, is a strong feature for a property of this size and helps support comfortable occupation for multiple residents.

Further benefits include off road parking, gas central heating, mains services, and fibre to the premises broadband. The property is freehold and, based on the information provided by the seller, currently produces approximately £3,000 to £3,200 per calendar month, making it a compelling investment prospect in a prime Southampton lettings location.

Overall, this is a substantial detached investment property in one of the city's most sought after student areas, offering scale, strong rental appeal, and excellent positioning for long term demand.

ACCOMMODATION

Entrance Hall

Entrance door to front aspect, radiator, stairs rising to first floor, under stairs storage.

Communal Lounge

12'2 x 12'4

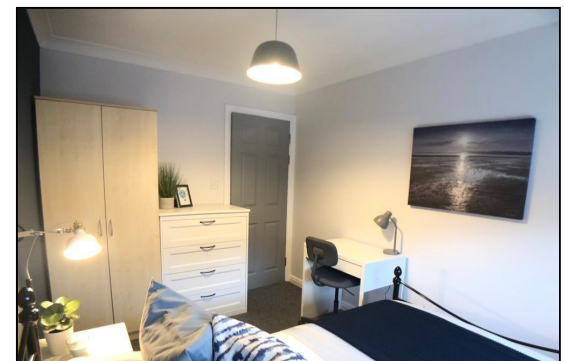
3.71m x 3.76m

Double glazed window to front aspect, radiator, television and power points. A well proportioned shared living space suitable for communal use.

Kitchen

10'9 x 7'6

EPC Rating: 70C
Council Tax Band: D





Floorplan



Floor plan for Guidance only - Not to scale
Plan produced using PlanUp.

Property Features

- SIX BEDROOM DETACHED HOUSE
- CURRENTLY OPERATING AS A STUDENT LET
- THREE BATHROOMS INCLUDING ONE ENSUITE
- INVESTMENT BUYERS ONLY
- FITTED KITCHEN WITH WHITE GOODS
- OFF ROAD PARKING
- PRIME HIGHFIELD LOCATION
- CLOSE TO BOTH UNIVERSITY CAMPUSES
- GAS CENTRAL HEATING
- ESTABLISHED INCOME PRODUCING INVESTMENT

Kings Estates

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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