

KINGS
ESTATES

GUIDE PRICE
£155,000

Kitchener Road, Portswood, Southampton, SO17 3SF **Leasehold**



Welcome to

Kitchener Road

Kings Estates are pleased to bring to the market this spacious two bedroom top floor flat, ideally located on Kitchener Road within the sought after Portswood area of Southampton. Set within the established Westmarch Court development, this property offers a well balanced layout, practical living space, and strong appeal for both residential buyers and investors.

The flat is accessed via a communal entrance and opens into a welcoming entrance hall, which benefits from a radiator, loft hatch, and built in storage cupboard housing the hot water tank. From here, all principal rooms can be reached.

The lounge is a bright and comfortable reception room with a double glazed window to the rear aspect, radiator, and both television and telephone points. It provides a versatile living space with ample room for lounge furnishings and everyday use.

The kitchen is fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, electric hob and oven, and space for appliances including a washing machine. A double glazed window to the front aspect allows for natural light and ventilation, while the layout remains practical and efficient for daily use.

Bedroom One is a generous double room with a double glazed window to the front aspect, radiator, and built in wardrobes. Bedroom Two is positioned to the rear aspect and would work well as a guest room, study, or smaller second bedroom.

The bathroom is fitted with a bath and overhead shower, low level WC, wash hand basin, and radiator.

Externally, the property benefits from communal gardens and one allocated parking space to the rear, a valuable feature in this central Portswood location. The property is fully electric, with water heating on Economy 7, no gas

connected to the flat, and fibre to the premises broadband available.

Overall, this is a very appealing apartment in a strong residential and rental location, offering well proportioned accommodation and excellent convenience for access to Southampton University, local shops, and transport links.

ACCOMMODATION

Entrance Hall

Radiator, loft hatch, built in storage cupboard housing hot water tank.

Kitchen

Double glazed window to front aspect, fitted wall and base units, electric hob and oven, stainless steel sink with drainer, space for washing machine.

Lounge

Double glazed window to rear aspect, radiator, television point, telephone point.

Bedroom One

Double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Two

Double glazed window to rear aspect, radiator. Smaller second bedroom ideal as a study or guest room.

Bathroom

EPC Rating: 69C
Council Tax Band: A





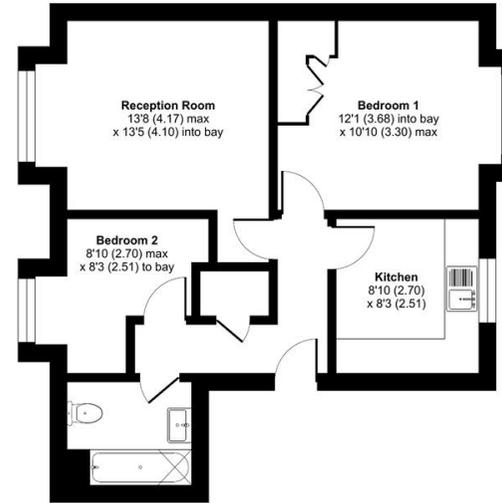
Floorplan



Kitchener Road, Southampton, SO17

Approximate Area = 552 sq ft / 51.2 sq m

For identification only - Not to scale



THIRD FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rcthecom 2026. Produced for Kings Estates. REF: 1436672

Property Features

- TOP FLOOR TWO BEDROOM FLAT
- POPULAR PORTSWOOD LOCATION
- SPACIOUS LOUNGE
- SEPARATE FITTED KITCHEN
- ALLOCATED OFF ROAD PARKING SPACE
- COMMUNAL GARDENS
- ELECTRIC STORAGE HEATING
- FIBRE TO THE PREMISES BROADBAND
- ESTIMATED RENTAL INCOME OF APPROXIMATELY £1,200 PCM
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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