



RICHMONDS

Beattie Rise, Grange Park, Southampton, SO30 2RF

OIEO £575,000

This beautiful four/five double-bedroom house offers spacious, contemporary living with a light and neutral decor.

Featuring an extended ground floor, the property boasts a spectacular open-plan kitchen/dining/family area that flows seamlessly into a sunny, south facing garden. Situated on a generous plot, this home benefits from double-width side access on both sides, giving it a significantly wider garden than most properties on the estate.

Key Features

- **Extended Living Space:** A sizable, light-filled open-plan kitchen, dining, and family room - perfect for modern living and entertaining.
- **Flexible Accommodation:** A separate, cozy formal lounge, plus a versatile ground-floor fifth bedroom (cleverly converted from the garage).
- **Convenient Ground Floor Amenities:** Includes a dedicated utility room and a guest WC.
- **First Floor:** Four spacious double bedrooms, including a master bedroom with an en-suite, alongside a contemporary family bathroom.
- **Outdoor Living & Storage:** A southerly-aspect rear garden featuring a substantial outbuilding/storage facility and an additional side storage shed.
- **Parking & Comfort:** Benefits from gas central heating, full double glazing, and a large driveway providing off-road parking for up to six cars.

Other Information

Tenure: Freehold

Approximate Age: Built 1990's

Loft: Part boarded

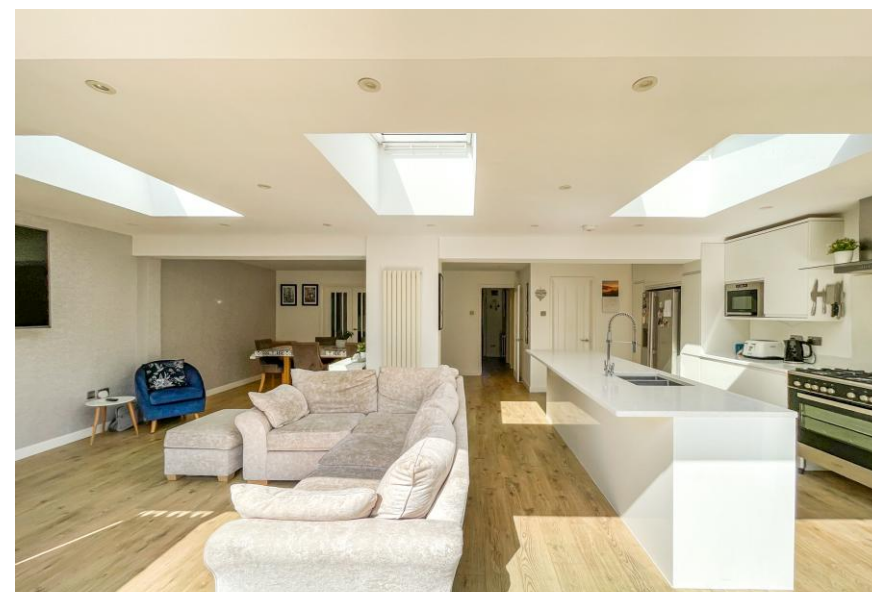
Energy Rating: C

Sellers Position: Owner moving locally

Local Information:

Council Tax: E

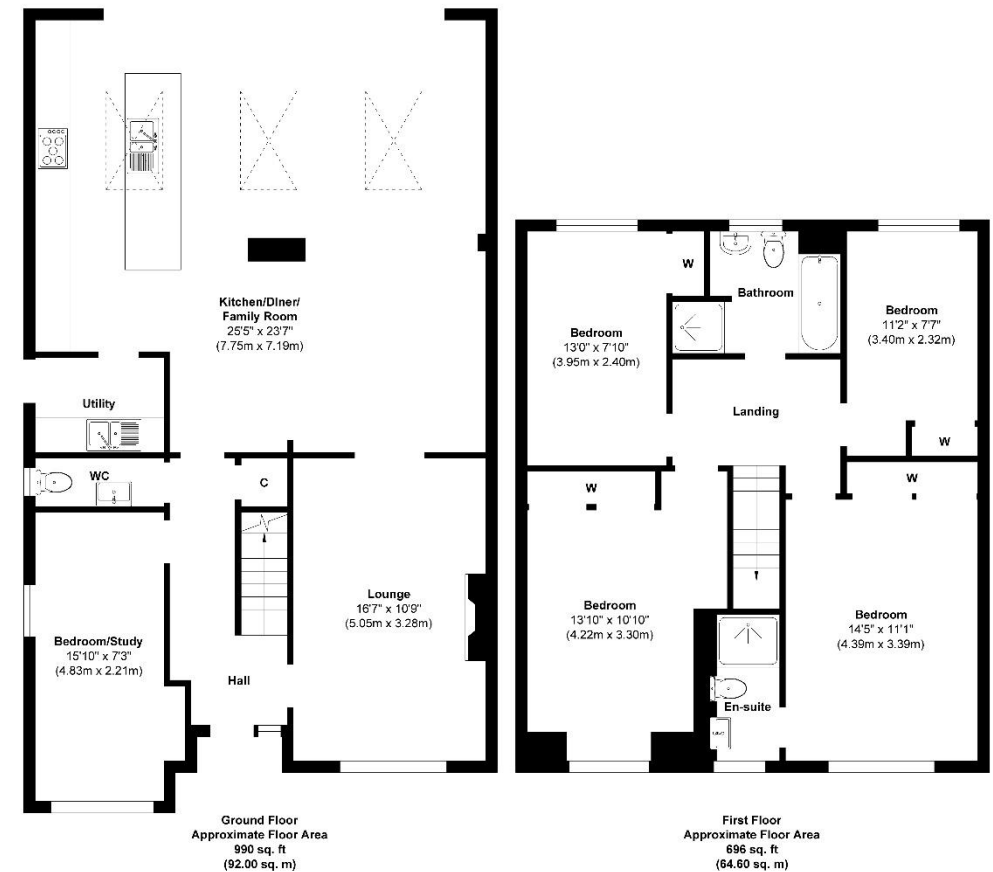
Local Authority: Eastleigh Borough Council





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Floor Area 1685 sq. ft / 156.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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