





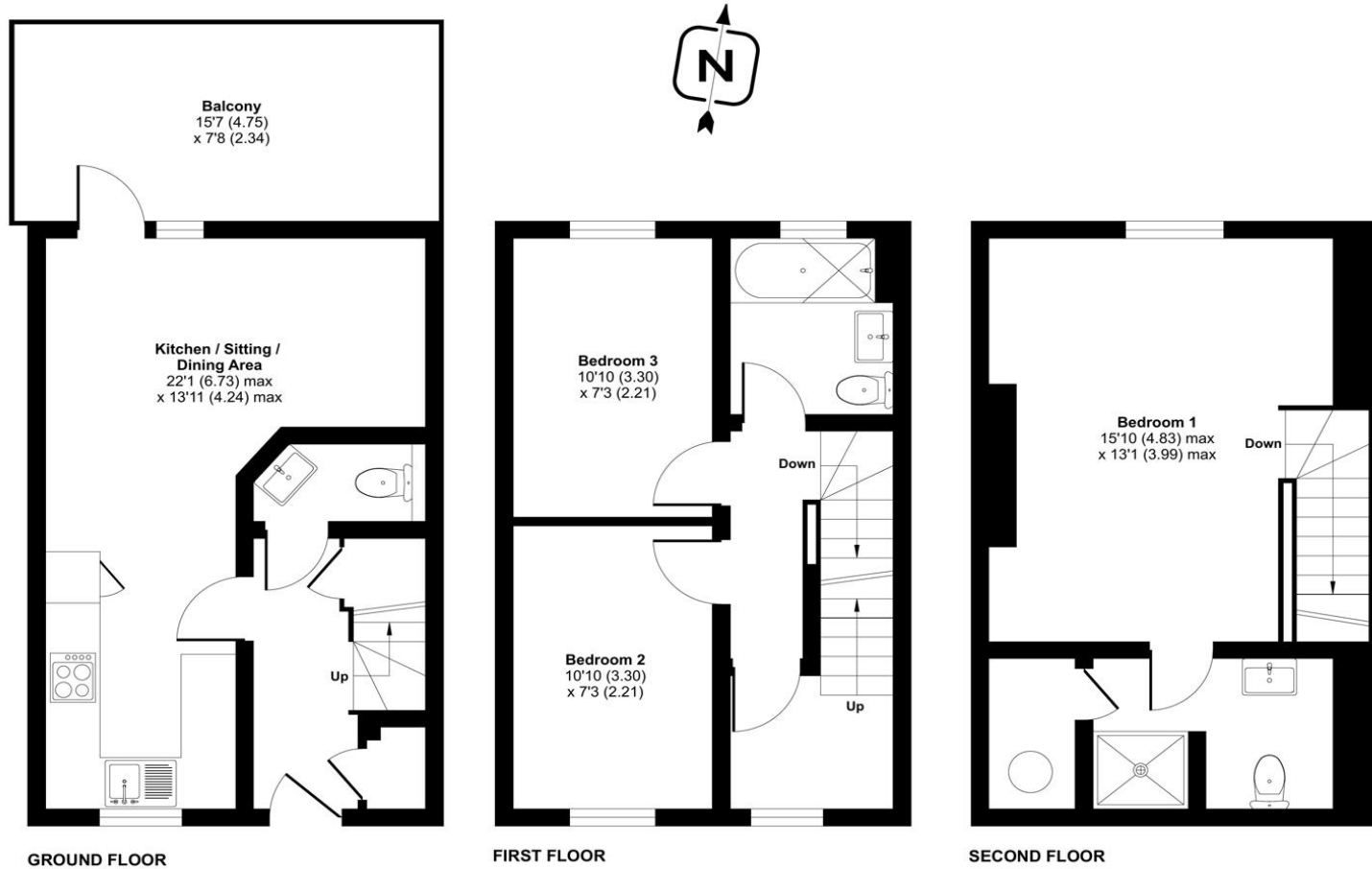
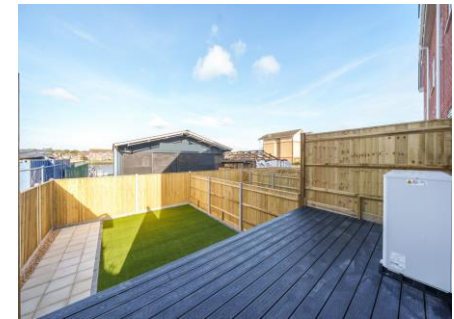


## ACCOMMODATION

Elegant new build town houses in the sought-after location of Bittene Manor, close to Bittene train station, which boast impressive views of the River Itchen, off-road parking and a 10 year new home building warranty. The homes have been finished to a high specification throughout and enjoy triple glazing and an air source heat pump, making the properties extremely energy efficient, together with stylish wood effect flooring to the ground floor. The generous and well-proportioned accommodation is arranged over three floors and includes an open-plan kitchen/dining/sitting room with integrated appliances including an induction hob, electric oven, dishwasher and a fridge/freezer. A comprehensive range of wall and base units are complemented by wood-effect work surfaces. A door provides access to the decked balcony, ideal for al fresco dining and with steps down to the garden. A convenient guest cloakroom completes the ground floor. The first floor is home to two comfortable bedrooms, both served by the luxury three-piece family bathroom with Porcelanosa tiling. The stunning principal suite is found on the second floor and enjoys beautiful views across the River Itchen and a luxurious en-suite shower room. Externally the property has the advantage of an off-road parking space, laid to block paving and to the rear, there is a private, low maintenance garden which is laid to artificial lawn.

Approximate Area = 930 sq ft / 86.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1053956



### SITUATION

Bitterne Manor has proved to be a popular residential area on the east side of the city with local shops, infant, primary, junior and senior schools found nearby. More extensive facilities, including the West Quay shopping mall, are found in the city centre together with popular bars, restaurants and cinemas. The Royal Victoria Country Park at Netley Abbey offers panoramic views of Southampton Water and the yachting havens of Bursledon, Warsash and Hamble are a short drive away. Access points to the M27 and M13 motorway networks are nearby allowing access to regional towns and cities with a variety of schools for all ages found within the vicinity.





### **SPECIFICATION**

- New build town houses overlooking the River Itchen
- Triple glazing and energy efficient air sourced heat pump
- Convenient access to Bitterne train station
- 10-year new home building warranty
- Three bedrooms
- En-suite shower room to the principal bedroom
- Porcelanosa tiling
- Open-plan kitchen/dining/sitting room
- Off-road parking space
- Decked balcony and low-maintenance rear garden

### **LOCAL AUTHORITY**

Southampton City Council

### **ASKING PRICE**

Asking Price £325,000

### **TENURE**

Freehold