



Belmont Road, Portswood, Southampton, Hampshire, SO17 2GE

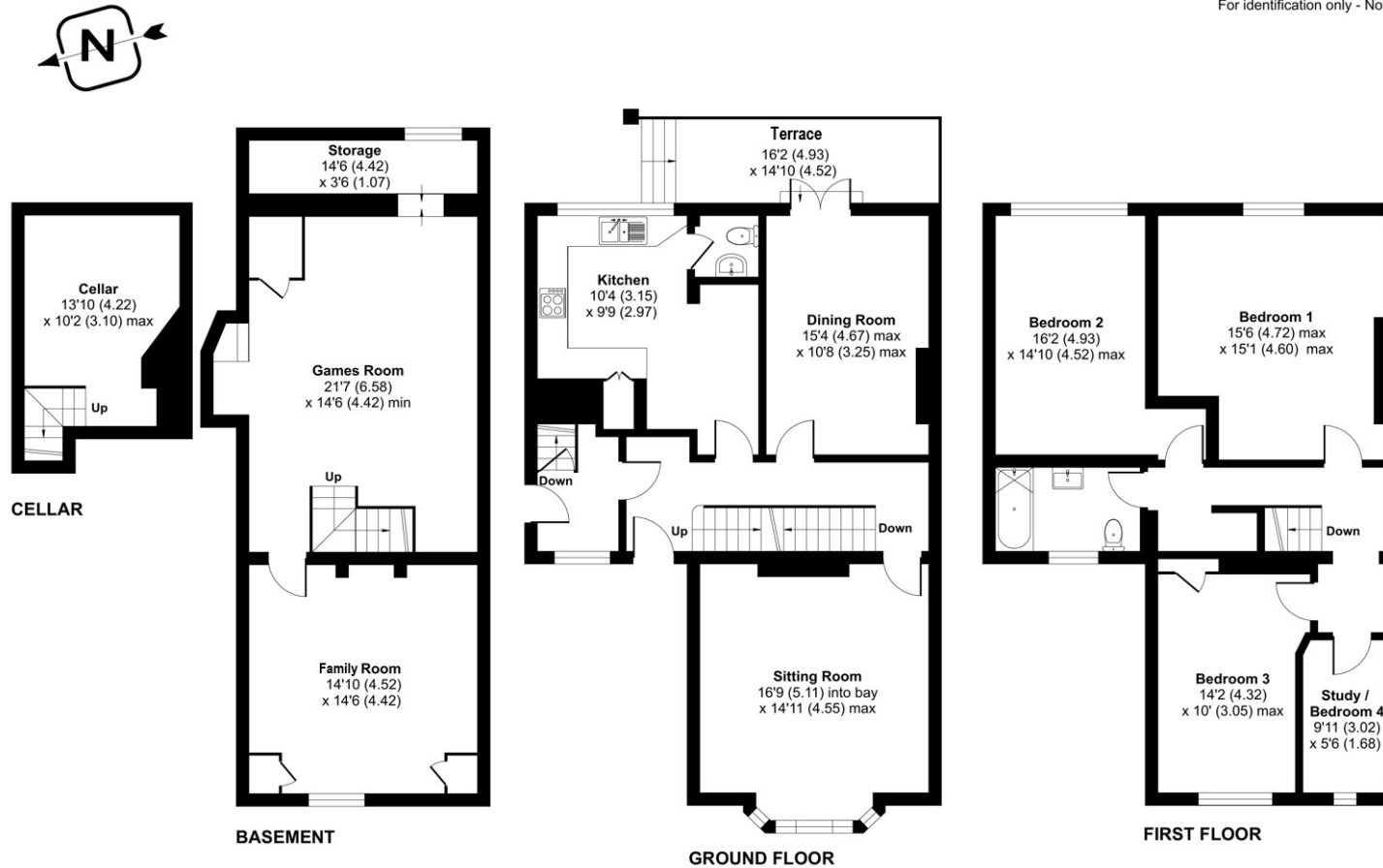


ACCOMMODATION

This charming period residence, constructed circa 1880, offers extensive living space ideally suited for a growing family. Infused with character and a modern touch, it features ornate coving and period fireplaces. The lofty ceilings amplify the sense of space permeating this distinguished home. Fronted by double gates opening to a driveway and a lawn, the grand entrance leads to a spacious hall with wooden flooring. The rear kitchen/breakfast room provides ample storage and work surface, complemented by a utility space with cellar access. Two generous reception rooms, including a sitting room with an open fireplace and a formal dining room, extend onto a sizable terrace overlooking the garden through large glass doors. A downstairs cloakroom completes the ground floor. The first floor offers four impressive bedrooms, three of which are doubles, served by a tastefully designed three-piece family bathroom. The lower ground floor hosts a delightful games room and bar, ideal for family and friends, along with a sizable family/play room catering to various generational needs. Outside, the rear garden, adorned with mature trees and shrubs, exudes privacy.

Approximate Area = 2419 sq ft / 224.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1097314



SITUATION

This property enjoys a superb location very close by to Portswood High Street with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. Ocean Village Marina, West Quay and Oxford Street have many vibrant restaurants and contemporary bars. The location also benefits from easy access to the M27 and M3 for commuters. Southampton Central and Parkway railway stations provide a fast and convenient route to London Waterloo, Winchester and the New Forest.



SPECIFICATION

- Period Features
- Games room
- Patio terrace
- Large private rear garden
- Cellar

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

GUIDE PRICE

Asking Price £465,000

TENURE

Freehold