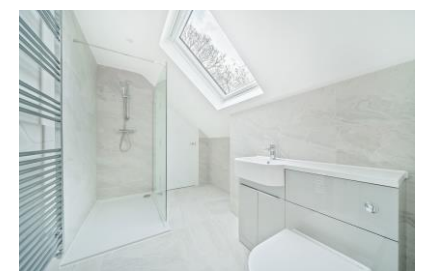


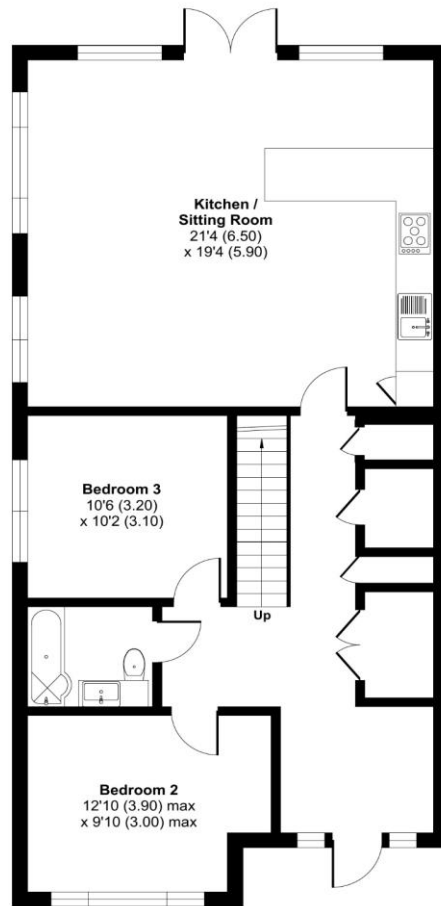


Plot 1, 90 Portsmouth Road, Southampton, Hampshire, SO19 9AN



ACCOMMODATION

A stunning, high-specification, new-build three-bedroom detached house that embodies contemporary luxury and comfort. Situated in a convenient neighbourhood within walking distance of local amenities, this residence boasts an impeccable design that seamlessly combines modern aesthetics with practical functionality. Entered via a generous and naturally light entrance hallway, you are greeted by an inviting open-plan living space that exudes elegance and sophistication. The dual aspect kitchen/dining/sitting room enjoys French doors to the patio terrace. Superb natural light floods the interior through expansive windows, illuminating the stylish interior adorned with high-quality finishes and premium materials. The spacious living area seamlessly transitions into a state-of-the-art kitchen, equipped with integrated appliances, sleek countertops, and ample storage space. There are two double bedrooms to the ground floor served by a well-appointed bathroom. The principal suite on the first floor serves as a luxurious sanctuary and has been designed to provide comfort and privacy, complete with Velux windows, a stunning en-suite shower room, featuring modern fixtures and a walk-in shower, together with a dressing area for added convenience. To the outside lies a sprawling garden retreat, offering a serene oasis for relaxation and outdoor enjoyment. Designed with meticulous attention to detail and crafted to the highest standards of quality, this new-build home offers the perfect blend of contemporary luxury and functional living. Whether you're seeking a peaceful retreat or a stylish space for entertaining, this three-bedroom detached house is sure to exceed your expectations.



GROUND FLOOR

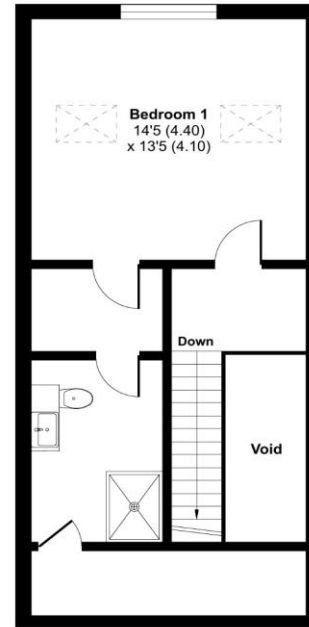


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Charters Estate Agents Limited. REF: 1109478



Approximate Area = 1385 sq ft / 128.6 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



SITUATION

The property is conveniently located within walking distance of shops, restaurants and other local amenities with a bus stop situated at the end of the driveway. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- An outstanding new-build detached family home
- Abundant storage space throughout
- Three double bedrooms
- Well-appointed bathroom on the ground floor
- Stunning open-plan living accommodation with high-specification kitchen
- Incredible principal bedroom to the first floor with dressing area and luxury en-suite shower room
- Car barn and ample driveway parking
- Large enclosed rear garden, enjoying a high degree of privacy
- Air source heat pump

LOCAL AUTHORITY

Southampton City Council

GUIDE PRICE

£475,000

TENURE

Freehold