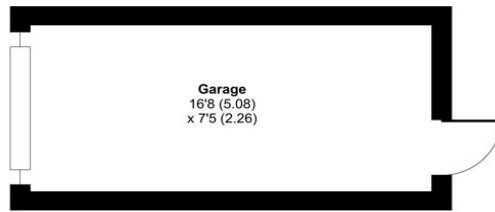




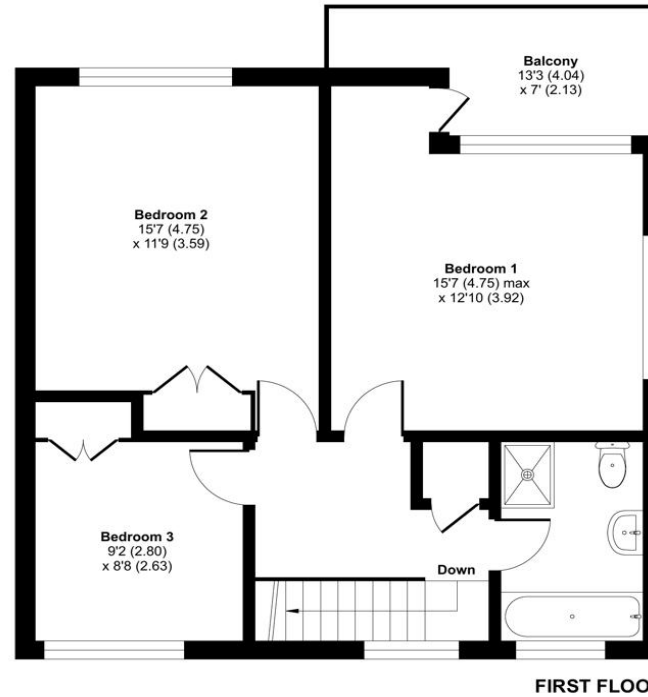
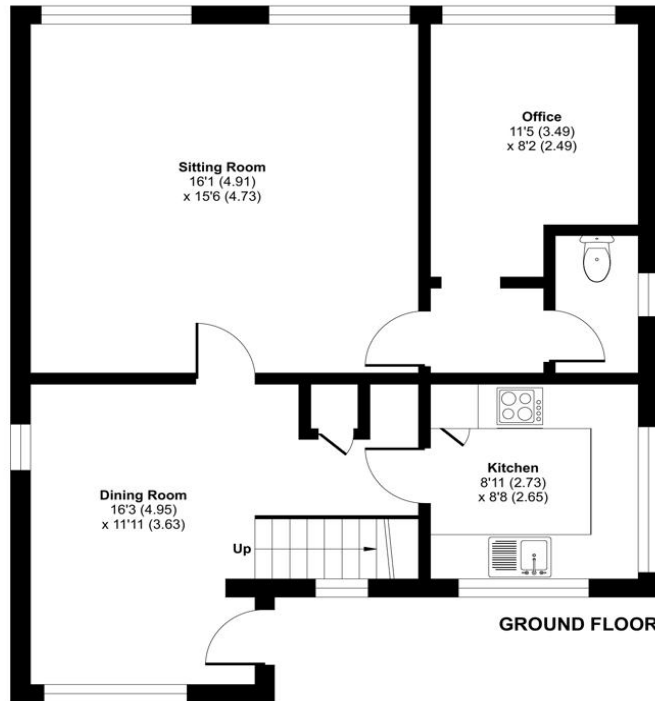
Regents Park Road, Regents Park, Southampton, Hampshire, SO15 8NY



Charters are delighted to bring to the market this quirky three bedroom link detached chalet style home which is conveniently placed within walking distance of Shirley high street and within close proximity of the city centre, the central railway station, access to the M27 motorway network, the New Forset National Park, a dog friendly park, and schooling for all ages making it ideally placed for the whole family. The ground floor accommodation briefly comprises a generously sized dining area, which is open plan to the kitchen and has an internal door leading to a spacious lounge. There is an inner hallway which provides access to the third reception room, currently used as a study, and which is adjacent to the ground floor WC. The house, which benefits from double glazing and gas central heating throughout, has three well proportioned bedrooms, a master double bedroom with its very own large private balcony, another large double bedroom, currently used as a bedsit, and a third bedroom. Upstairs at the top of the landing is the family bathroom with shower and bath and there is a useful storage cupboard in the landing area. The property has huge potential and could easily be converted into two flats subject to the relevant permissions should one so wish, or separated as two different living areas. The large landing provides access to the high pitched loft area, which again could be converted to include an additional bedroom subject to the relevant permissions. Outside the house benefits from a low maintenance South facing garden. It also has a large garage. This is a beautiful, light and airy "must see" property for anyone seeking a large family home with potential near to all the conveniences."



Approximate Area = 1267 sq ft / 117.7 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 1391 sq ft / 129.2 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		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2025. Produced for Charters Estate Agents Limited. REF: 1255167



SITUATION

Regents Park and Shirley has proved to be a popular residential area with extensive shopping facilities found nearby in Shirley high street. The central railway station is found adjacent to Commercial road and the city centre is a short distance away boasting numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool in Kentish road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- Three well proportioned bedrooms
- Detached family home
- Private balcony from the principal bedroom
- Ground floor WC
- Two reception rooms
- Garage
- Walking distance to Shirley high street
- Close proximity to the city centre

LOCAL AUTHORITY

Southampton City Council
Council Tax Band F

ASKING PRICE £375,000

TENURE

Freehold