



Lower New Road, West End, Southampton, Hampshire, SO30 3FJ

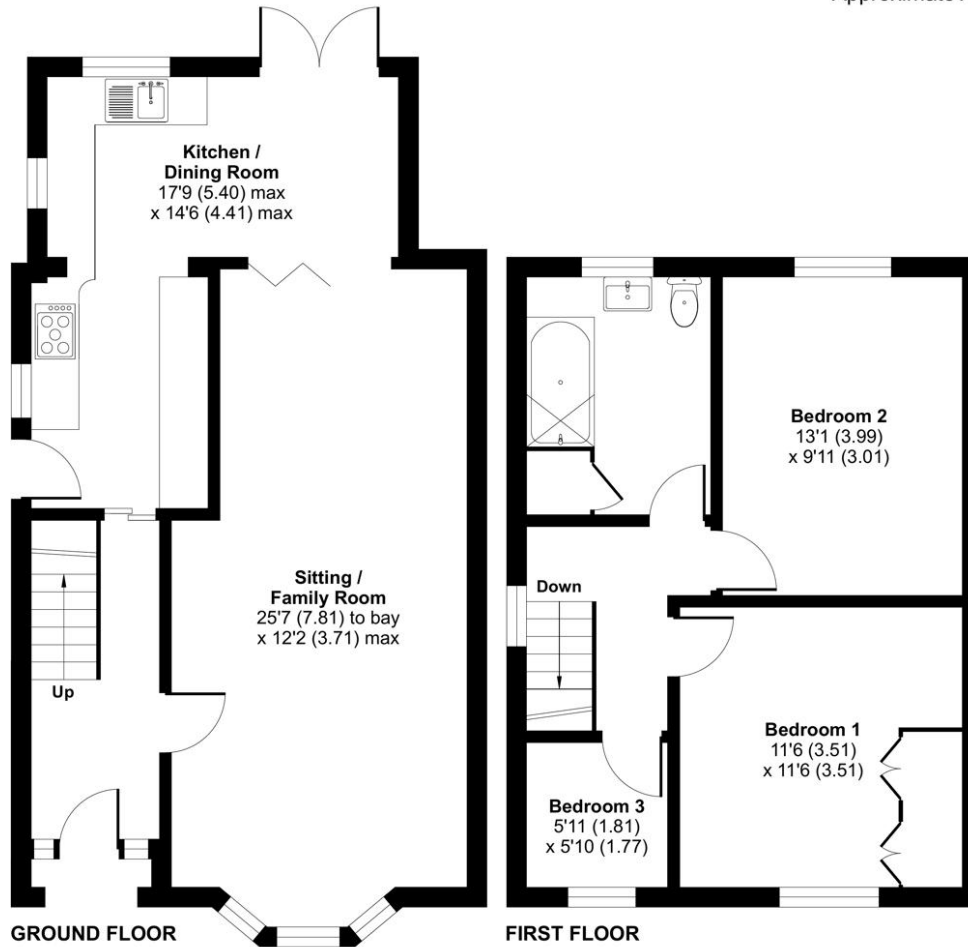


## ACCOMMODATION

This charming three-bedroom semi-detached Victorian home is situated in the highly sought-after Lower New Road area of West End. Beautifully extended and thoughtfully maintained by its current owners, this character-filled property seamlessly blends period charm with modern comforts. Upon entering, you are welcomed by a bright and inviting hallway that leads into a generously sized dual-aspect sitting/family room. A lovely bay window allows natural light to flood the space, creating a warm and relaxing atmosphere. To the rear, the extended kitchen and dining area offer both style and practicality, featuring an array of wall and base units complemented by ample work surfaces. French doors open onto the westerly-facing garden, providing an ideal indoor-outdoor flow—perfect for entertaining family and friends, whether for casual gatherings or more formal occasions. Upstairs, there are two well-proportioned double bedrooms and a comfortable single room, all served by a spacious family bathroom. Finished to a high standard, the bathroom features a smartly designed three-piece suite. Outside, the westerly-facing rear garden is designed for enjoyment, with a patio seating area ideal for summer barbecues, a neatly laid lawn, an additional seating space, and room for a shed. To the front, off-road parking is available, offering the perfect opportunity for an EV charger installation.

Approximate Area = 1018 sq ft / 94.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(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). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1264218

## SITUATION

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street has an excellent variety of local shops and there is a good choice of popular schooling for all ages within the vicinity. Superb leisure facilities are provided by the Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away. Eastleigh town centre is only a 10 minute drive away with its variety of shops, restaurants, sports facilities and a cinema and bowling complex. Easy access is also available to the M27, M3 and railway networks.



### **SPECIFICATION**

- Charming three-bedroom Victorian semi-detached home
- Off-street parking available
- Spacious dual-aspect living room
- Open-plan kitchen and dining area
- West-facing garden for afternoon sun
- Prime West End location, walking distance to village centre
- Excellent transport links at your doorstep
- Ideal for first-time buyers

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band C

**ASKING PRICE £375,000**

### **TENURE**

Freehold