

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

LANGSTAFF WAY, SOUTHAMPTON, SO18 6NP



WELL PRESENTED THREE BEDROOM TERRACED PROPERTY IN A HIGHLY POPULAR RESIDENTIAL LOCATION AND IN CLOSE PROXIMITY TO LOCAL AMENITIES. THE DWELLING OFFERS AN ENCLOSED GARDEN AND TWO ALLOCATED PARKING SPACES. NO FORWARD CHAIN.

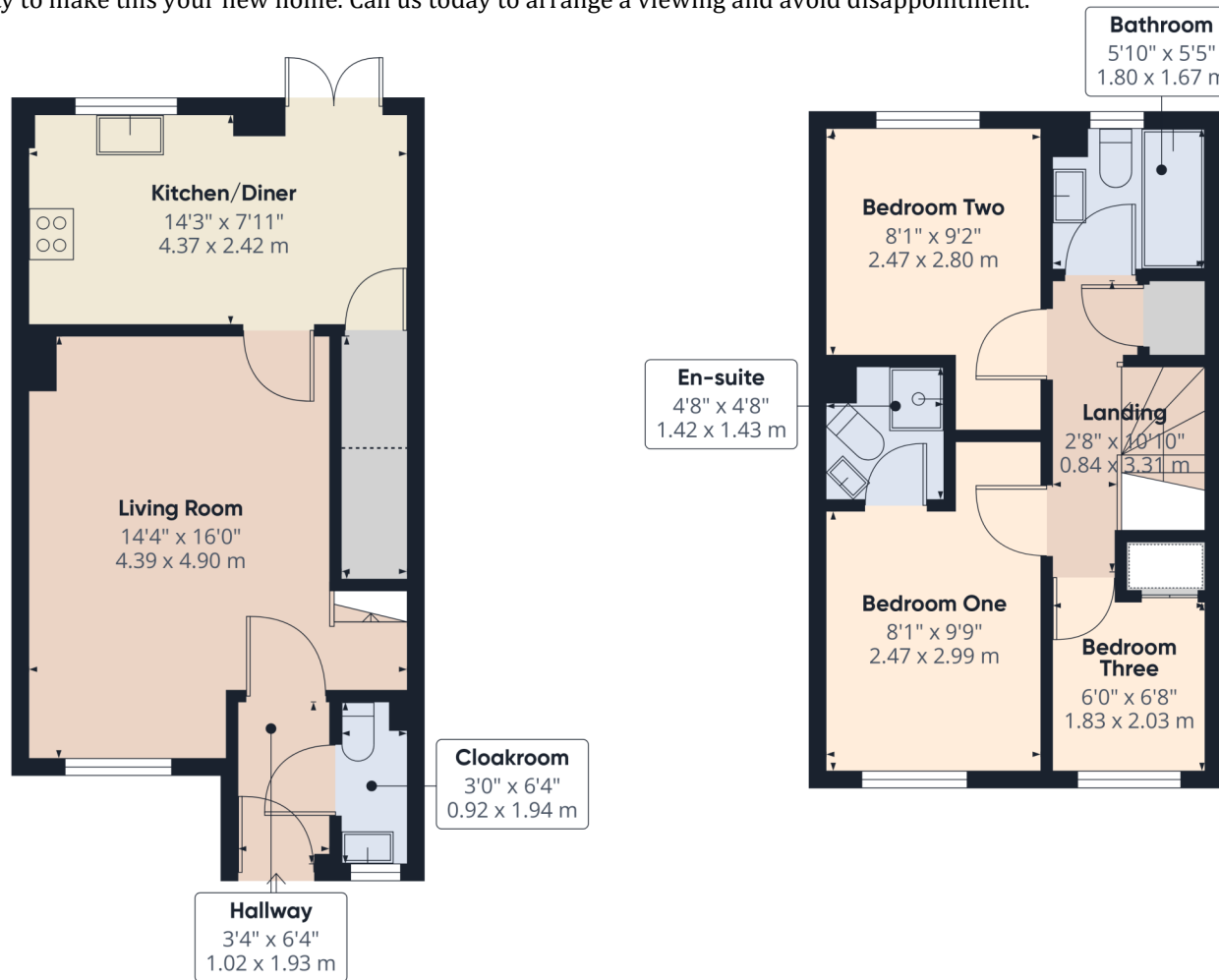
Offers Over £260,000 Freehold

Manns & Manns are delighted to market this beautiful three bedroom terraced property in a popular residential location. Built in approximately 2007 of brick elevations to the exterior under a pitched tiled roof, the dwelling benefits from gas fired heating and double glazing. Neutrally decorated throughout, this beautiful house offers the discerning purchaser the opportunity to move with minimal fuss.

Briefly, the ground floor accommodation comprises a hallway, living room, kitchen/diner and a cloakroom. On the first floor are three bedrooms, with an en suite to the master, and a bathroom. Outside is a low maintenance, enclosed garden and two allocated parking spaces in the adjacent parking area.

Families will appreciate the choice of nearby schools and access to everyday amenities including shops, parks, and leisure facilities. Bitterne Village is the closest shopping area where you will find a variety of shops, services and eating establishments.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing and avoid disappointment.



Approximate total area⁽¹⁾
661 ft ²
61.5 m ²
Reduced headroom
12 ft ²
1.1 m ²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor

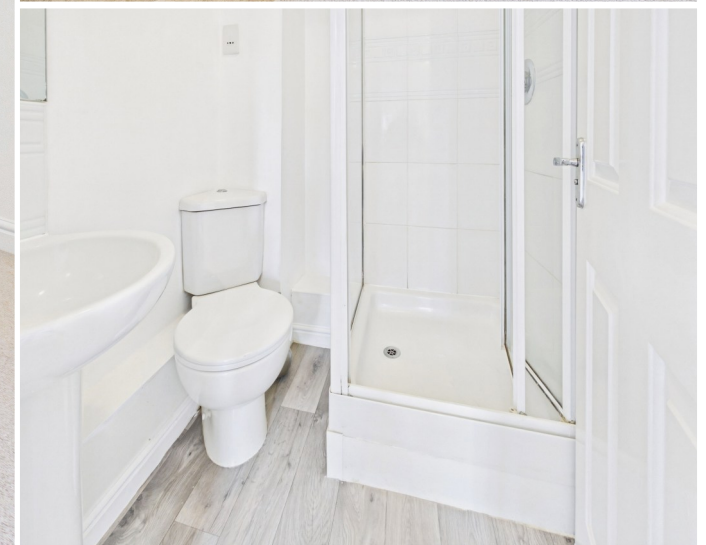
The property welcomes you into the hallway offering space to remove your coats. There is a door into the living room and a door into the cloakroom comprising a vanity wash hand basin and WC. The living room is a well-proportioned and inviting space perfect for relaxing, with a window to the front elevation and stairs rising to the first floor. A feature fireplace creates a beautiful focal point. A door opens into the kitchen/diner.



The kitchen/diner is located to the rear aspect and is filled with natural light with a window and French doors opening out to the garden. The contemporary kitchen comprises a range of wall and floor mounted, shaker style units with a worksurface over. A cupboard houses the wall mounted gas boiler. Integrated appliances include a built-under oven and a four ring gas hob with an extractor hood above. There is space and plumbing for a washing machine and dishwasher, and appliance space for a fridge/freezer. A door opens into an understairs cupboard offering useful storage.

First Floor

Ascending to the first floor, the landing offers doors to principal rooms and a linen cupboard. Bedroom one is a good-sized double room with a window to the front elevation and the added convenience of an en-suite comprising a shower cubicle, wash hand basin and a WC.



Bedroom two, a further double, benefits from a window to the rear aspect overlooking the garden. A loft hatch allows access into the attic space. Bedroom three would make a lovely child's bedroom or home office depending upon your requirements, and presents a window to the front aspect with a fitted cupboard providing useful storage. The bathroom comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

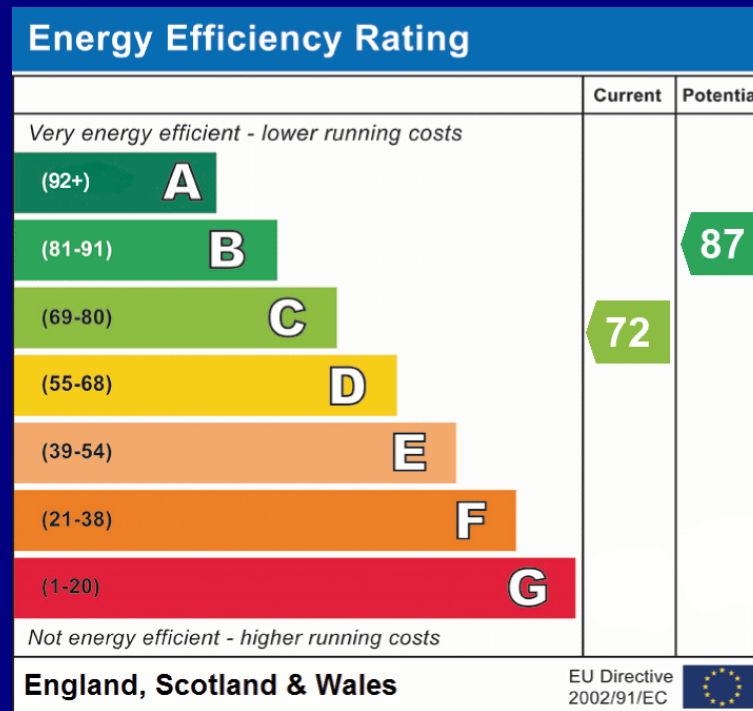


Outside

The property is approached by a footpath leading to the entrance door.

The low maintenance rear garden is fully enclosed by timber fencing with a pedestrian gate allowing access to and from the allocated parking area. The property benefits from two allocated parking spaces within the parking area. The garden is predominantly laid to shingle with a wooden decked terrace offering the perfect space for al fresco dining.





COUNCIL TAX BAND: C - Southampton City Council. Charges for 2026/27 £2116.87.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE CHARGE: £380.58 per annum, paid in two instalments on 1st January and 1st July.

Payable to Belgarum Property Management for the upkeep of communal areas.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.