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**CHELSEL AVENUE  
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SO19 4DX**



**IMMACULATELY PRESENTED THREE BEDROOM DETACHED PROPERTY SITUATED IN A HIGHLY POPULAR RESIDENTIAL LOCATION AND IN CLOSE PROXIMITIES TO LOCAL AMENITIES. THE DWELLING BOASTS CHARACTER FEATURES TWINNED WITH CONTEMPORARY INTERIORS, A DRIVEWAY AND LANDSCAPED GARDEN. EARLY VIEWING RECOMMENDED.**

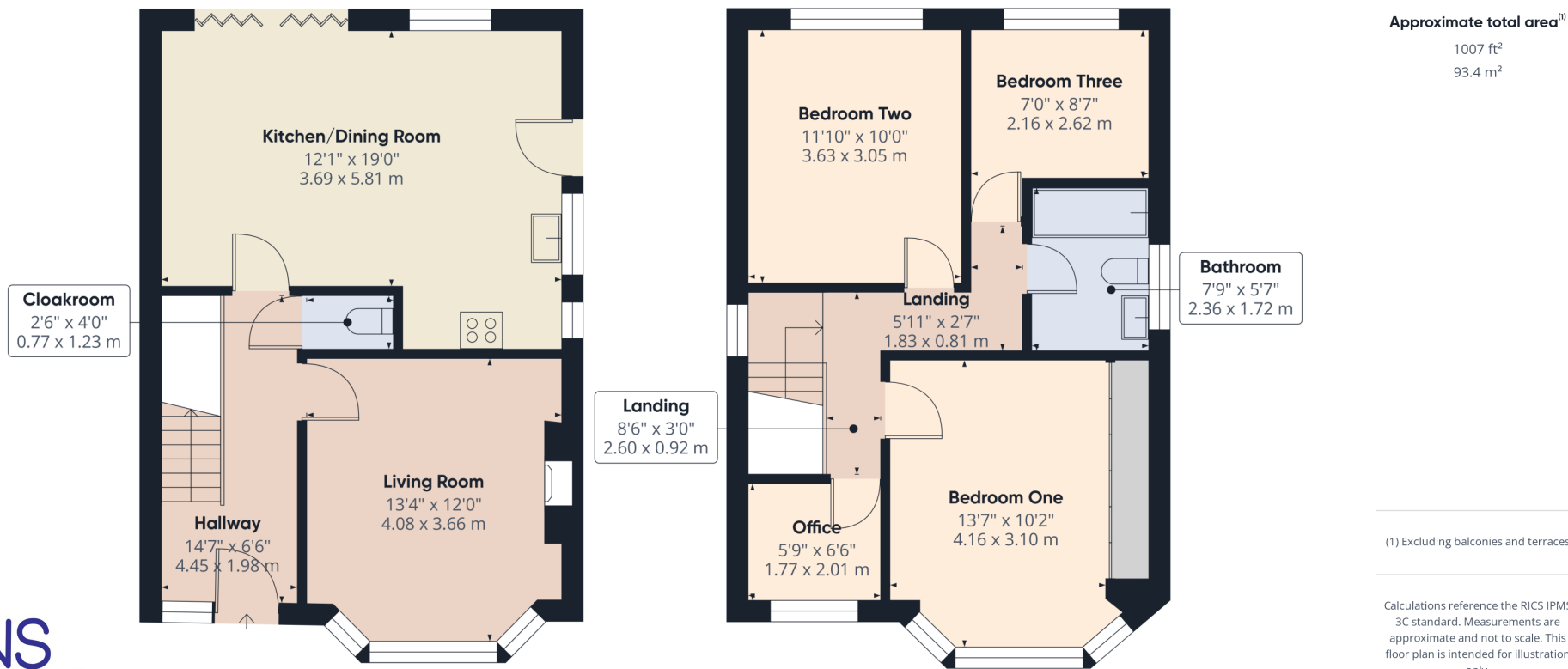
**£475,000 Freehold**

Manns & Manns are delighted to market this attractive and immaculately presented three bedroom detached home in the popular residential location of Bitterne, Southampton. Built in circa 1930 of brick elevations to the exterior with a rendered finish, under a pitched tiled roof, the property benefits from gas fired heating and double glazing. Tastefully modernised by the current owner, this wonderful property boasts character features finished with a modern twist, offering the discerning purchaser the opportunity to move with minimal fuss.

Briefly, the ground floor comprises a hallway, living room, kitchen/dining room and a cloakroom. On the first floor are three bedrooms, an office and a bathroom. Outside, a driveway provides that all important off road parking and the landscaped rear garden is perfect for outdoor entertaining.

The local residential area is known for its convenience and accessible transport links. The area is well-connected, with bus and train services providing access to Southampton City centre and nearby locations. Bitterne is a desirable residential neighbourhood and families will appreciate the nearby schools, which include Bitterne Manor Primary, Bitterne Park Secondary School and Itchen College for students aged 16-18. There is an array of shops, eating establishments and general/leisure amenities located in Bitterne Village.

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





### Ground Floor Accommodation

The property welcomes you into the light and airy hallway, which truly sets to the tone for the accommodation ahead. Engineered wood flooring flows throughout the ground floor. There are doors to the living room, kitchen dining/room and the cloakroom, comprising a wash hand basin and WC. Stairs rise to the first floor with a useful understairs cupboard providing useful storage. The living room is a lovely, inviting space perfect for relaxing at the end of a busy day. A beautiful bay window, to the front elevation, allows plentiful natural light into the space. A striking feature fireplace provides a wonderful focal point, with space for a log burner.

The kitchen/dining room is a well-proportioned and light filled space, ideal for entertaining. There are windows to the rear and side aspects, a pedestrian door to the side elevation, and bifold doors to the rear opening onto the patio providing a seamless transition from indoor to outdoor living. The kitchen will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. A lovely island provides additional space for dining and offers further storage beneath. Integrated appliances include a built-in double oven, induction hob with an extractor hood above, fridge, freezer and a washing machine. There is space and plumbing for a dishwasher.

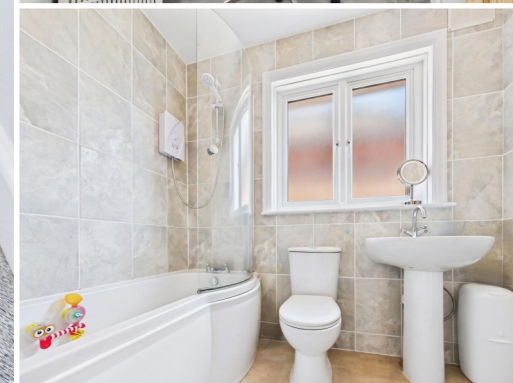
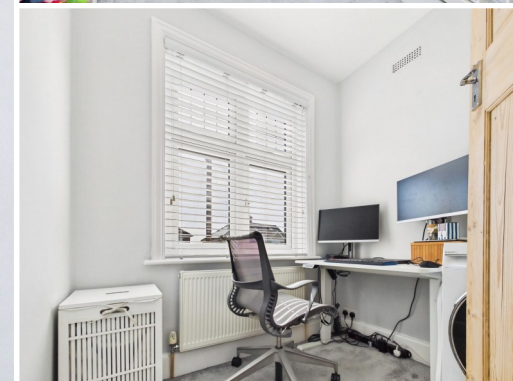




### First Floor Accommodation

Ascending to the first floor, the landing presents door to all rooms, a window to the side aspect, and a loft hatch into the attic space. The carpeted flooring flows into the bedrooms and office. Bedroom one, a sanctuary for relaxation, is a well-proportioned double room with a fabulous bay window to the front elevation allowing natural light to flood the space. Fitted, mirror fronted wardrobes line one wall.

Bedroom two, a further double room, boasts a window to the rear elevation offering views over the garden. Bedroom three also presents a rear elevation window providing pretty views over the garden. An office, to the front aspect, is a delightful versatile space that would make a wonderful home office, snug or similar depending upon your requirements. The contemporary bathroom offers fully tiled walls, an obscured side aspect window, extractor fan and a heated towel radiator. The three-piece suite comprises a p-shaped panel enclosed bath with a shower over, wash hand basin and a WC.



## Outside

The property is approached via a herringbone pattern, block paved driveway providing off-road parking and leading to a pedestrian gate into the rear garden. An attractive canopied storm porch frames the entrance door.

The landscaped rear garden is enclosed by timber fencing and predominately laid to lawn with decorative planted borders contain an array of plants and shrubs. A sizeable, flagstone patio, adjacent to the property, offers an idyllic spot for outdoor entertaining and al fresco dining. At the foot of the garden is a raised, wooden decked terrace providing a additional, sunny afternoon seating area.



# EPC to follow

**COUNCIL TAX BAND: D - Southampton City Council. Charges for 2026/27 £2381.48.**

**UTILITIES: Mains gas, electricity, water and drainage.**

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

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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.