



Addison
ESTATE AGENTS



34 Beacon Way, Park Gate, Southampton, Hampshire, SO31

£299,950 Freehold

Tucked away in a convenient Park Gate setting, this generously proportioned three-bedroom terraced home offers light-filled living spaces, modern finishes, and a superbly practical layout, all within walking distance of local shops, Swanwick train station, and sought-after schools.

Step inside to a welcoming entrance hall with access to a downstairs cloakroom and a notably large front-facing lounge, complete with a wide picture window that floods the space with natural light. To the rear, a spacious kitchen-diner provides ample room for family meals and entertaining, with direct access to the garden via a rear door.

Refurbished just over a decade ago, and more recently having a new gas boiler installed less than a year ago, the property benefits from a comprehensive upgrade including a modern kitchen and bathrooms, double glazing, and rewired electrics, offering peace of mind and a move-in-ready experience.

Upstairs, three well-proportioned bedrooms are served by a modern family bathroom. The front bedrooms enjoy far-reaching rooftop views, while large windows throughout the home ensure a bright and airy feel in every room.

Outside, the rear garden has been thoughtfully designed for minimal maintenance, featuring timber decking and artificial lawn, all enjoying a popular southerly aspect. A single garage is located to the rear, providing secure parking or useful storage.

With no forward chain and a location that blends convenience with community, this home is ideal for families, first-time buyers, or those seeking a well-sized property with excellent transport links.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Further Information

Local Council:

Council Tax Band:

C

Amount Payable for 2025/2026:

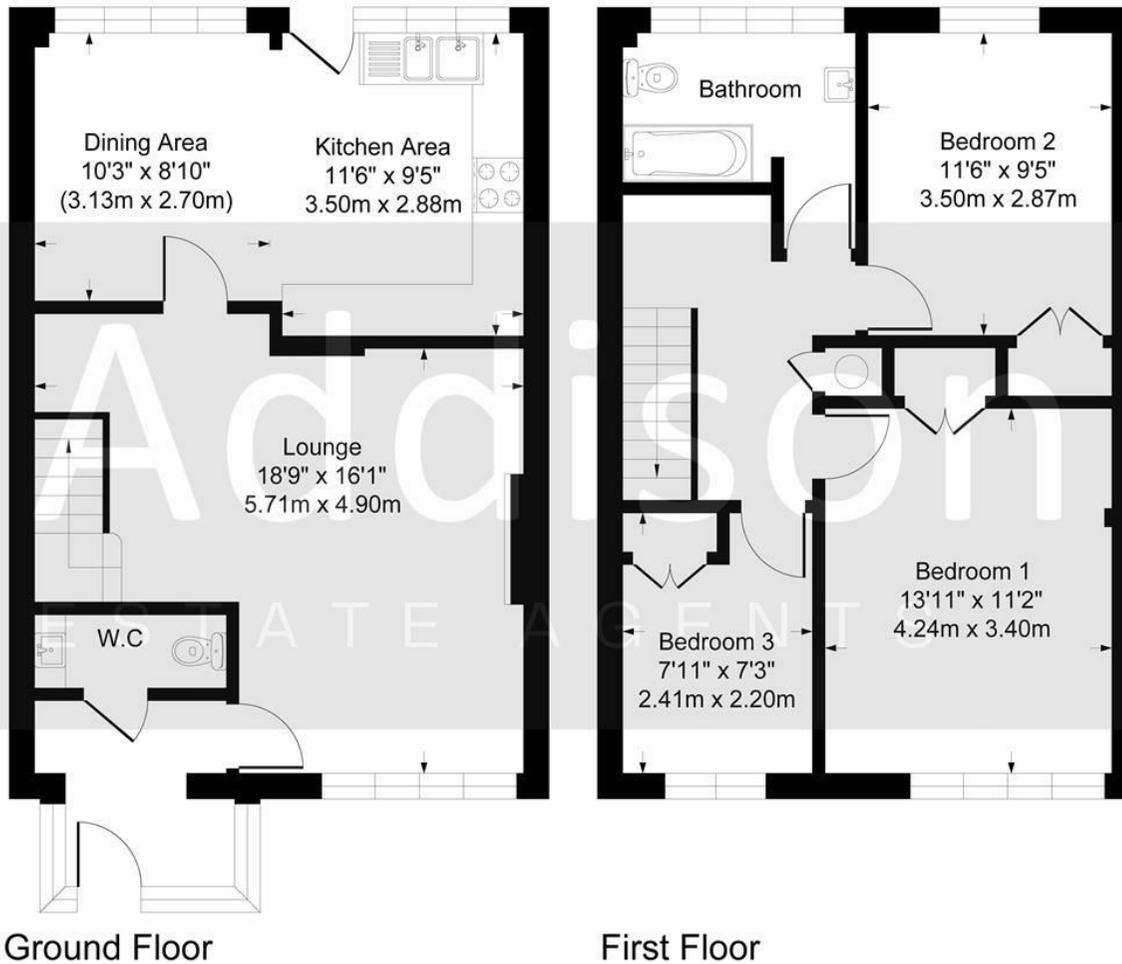
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Estate Management Charge:

TBC



Approximate Gross Internal Area
1114 sq ft - 104 sq m



- Spacious three-bedroom terraced home in a highly convenient Park Gate location
- Generous lounge with large front window and access to the kitchen-diner
- Bright and roomy kitchen-diner with direct access to the rear garden
- Fully refurbished just over 10 years ago including kitchen, bathrooms, windows and electrics
- Three well-proportioned bedrooms and a modern family bathroom on the first floor
 - New gas boiler installed less than a year ago
- Far-reaching rooftop views from the front-facing first-floor rooms
- Low-maintenance rear garden with timber decking and artificial lawn, enjoying a southerly aspect
- Single garage located to the rear of the property
- Offered with no forward chain and within walking distance of shops, schools, and Swanwick train station

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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