



**Guide Price £450,000**

**Freehold**

**6 Beacon Mount, Park Gate**

**Southampton, Hampshire SO31 7GN**



## Quick View

	4 Bedrooms		Garage
	1 Living Room		1 Bathroom + Cloaks
	Detached House		EPC Rating D
	Driveway Parking		Council Tax Band D

## Reasons to View

- You need to come and explore the quirky layout of this split-level home, with accommodation over three and a bit floors there's a real feeling of space.
- Such a convenient location – Park Gate shops and Swanwick train station are both less than third of a mile on foot.
- Four spacious bedrooms will give plenty of room for the family to grow into here and there's a modern bathroom with separate shower cubicle.
- The lower ground floor sitting room has a very cosy feel with its feature fireplace, ideal for snuggling up in front of the TV on those cold winter nights.
- A keen gardener's heaven; with a split-level plot of approx. 50m (164ft) in length there is plenty of space to be creative here.
- There's parking for two cars on the driveway giving space for bikes, camping and sport gear in the garage.

## Description

If you are looking for something a little bit different then this detached split-level house is certainly worth a look. Arranged over three and a bit floors the layout here is a bit quirky with plenty of scope to create a very interesting home. It is also ideally positioned for family life, with Park Gate shops and Swanwick train station both just a 6 minute walk away. If you commute by road you can be on the motorway in no time, and for teens Brookfield school is only a mile on foot.

There is driveway parking for two cars and an integral garage with power and light. A front porch leads into the spacious hallway with stairs to both the first floor and lower ground floor. At the entrance level is the kitchen/dining room which has a range of fitted units and space for the table and chairs. In the hall three steps lead up to bedrooms three and four which both have a view over the rear garden, also at this level is a cloakroom fitted with a white suite. On the lower ground floor you'll find the sitting room with aspect and access out to the rear garden and a feature cast iron fireplace giving a focal point.

Up on the first floor the main bedroom is a very generous size and enjoys a dual aspect with windows to the front and rear, a door gives access into eaves storage space and there are fitted wardrobes. Across the landing is bedroom two, a good double room and the family bathroom. The bathroom has been refitted with a modern four piece suite with separate shower cubicle and bath.

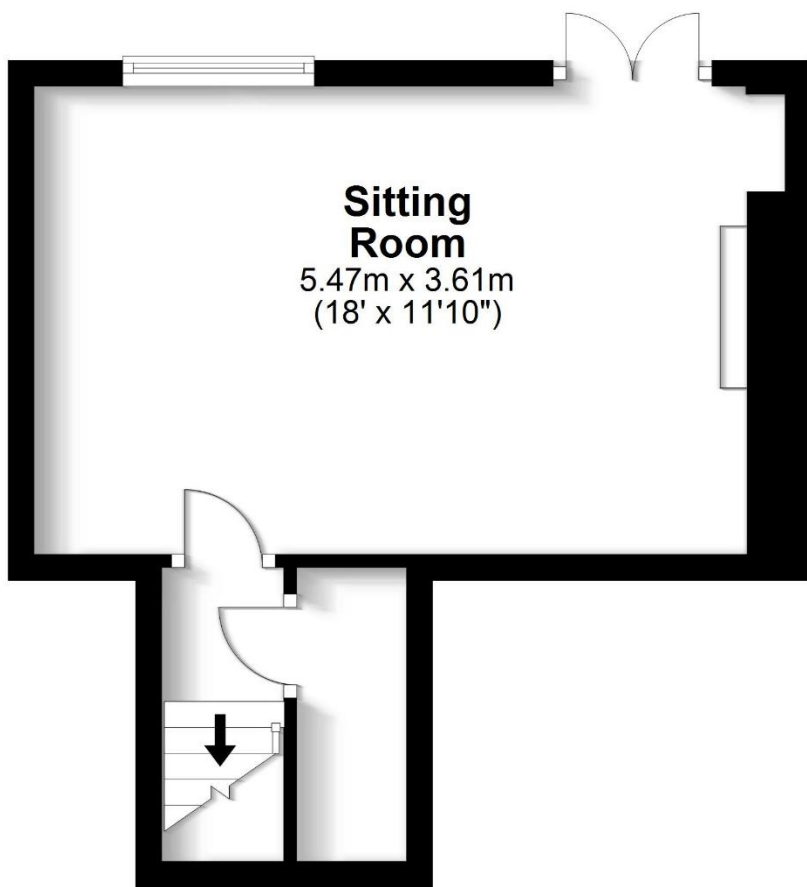
Outside there is a good sized westerly facing rear garden, being situated on the hill it is split level with a raised patio and lawn and path to the side leading to a lower area at the rear. We feel this is a great opportunity to create a unique home that will be a long term base for a growing family.

## Directions

<https://what3words.com/slice.playroom.dilute>

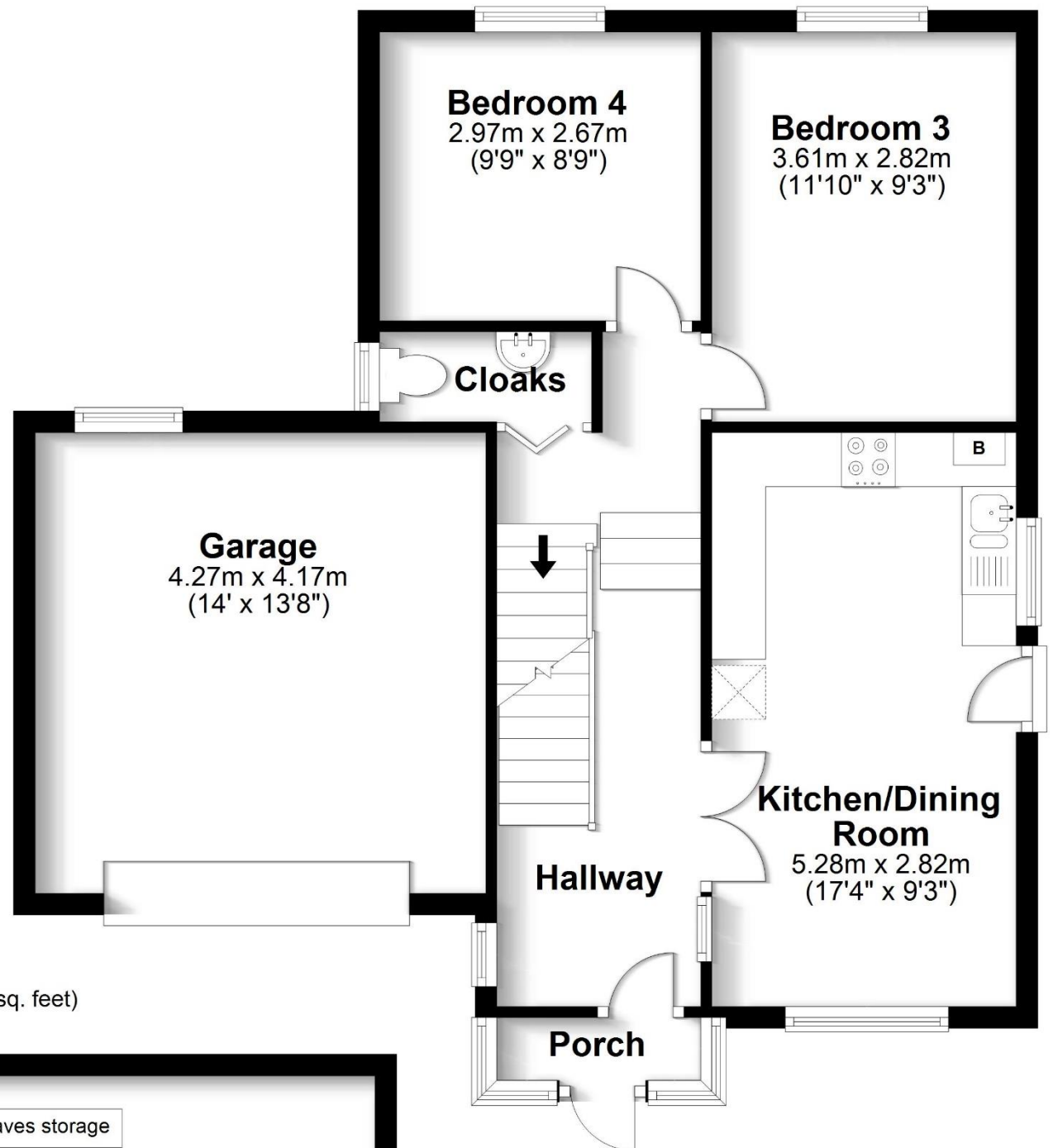
## Lower Ground Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



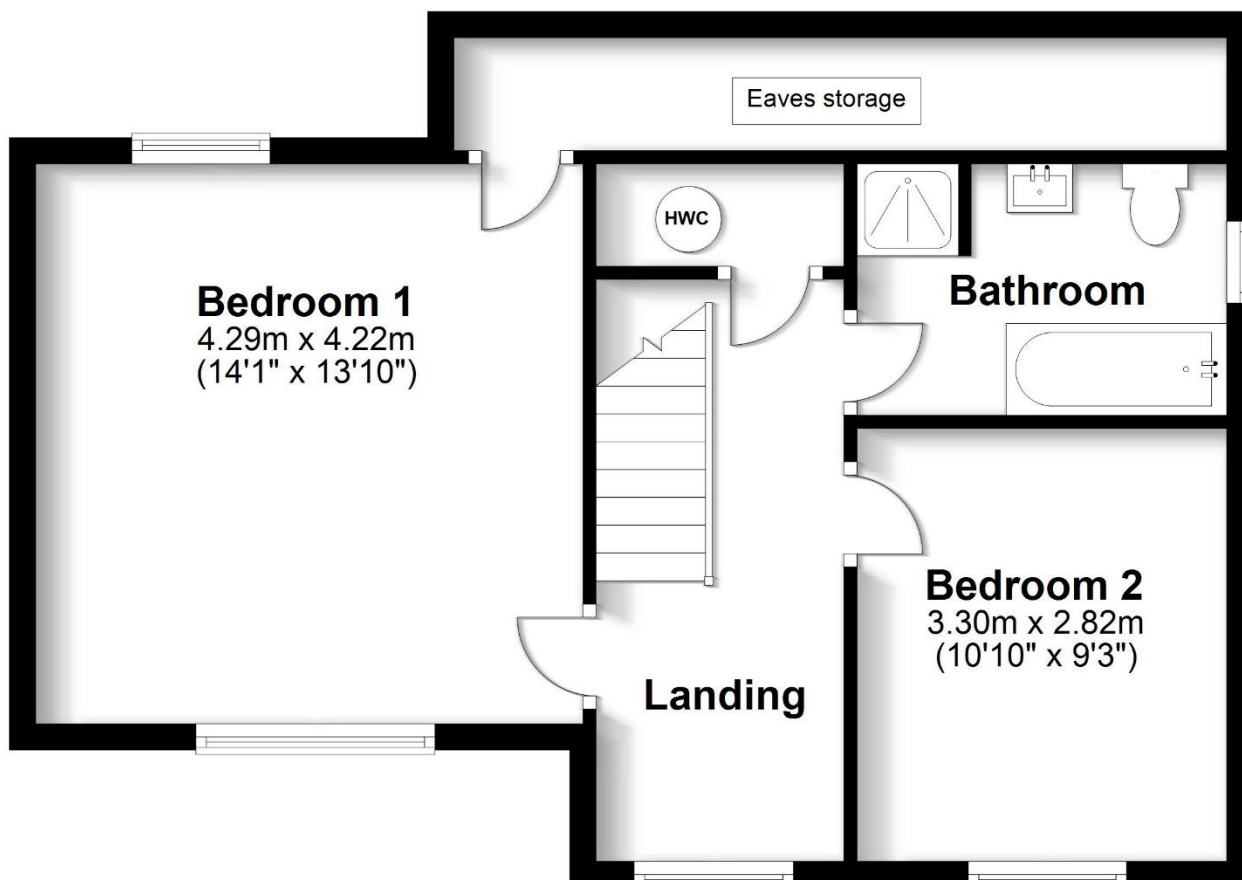
## Ground Floor

Approx. 66.8 sq. metres (719.3 sq. feet)



## First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsoneade.co.uk/referral-fees](http://www.robinsoneade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast