



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  2  1 

**HUNTERS**<sup>®</sup>

# Wessex Lane, Southampton

## Guide Price £325,000



This beautifully arranged three-bedroom, three-storey home offers spacious living across approximately 85.2 sq.m (916 sq.ft). Ideally suited for families or investment, this property blends comfort with practicality and is located within easy reach of local amenities, schools, and transport links.

Upon entering, you are greeted by a welcoming hallway with access to a convenient downstairs WC. The ground floor comprises a generous living room with French doors opening out to the rear, perfect for entertaining or relaxing with family. A well-appointed kitchen lies to the front of the property, thoughtfully designed with ample storage.

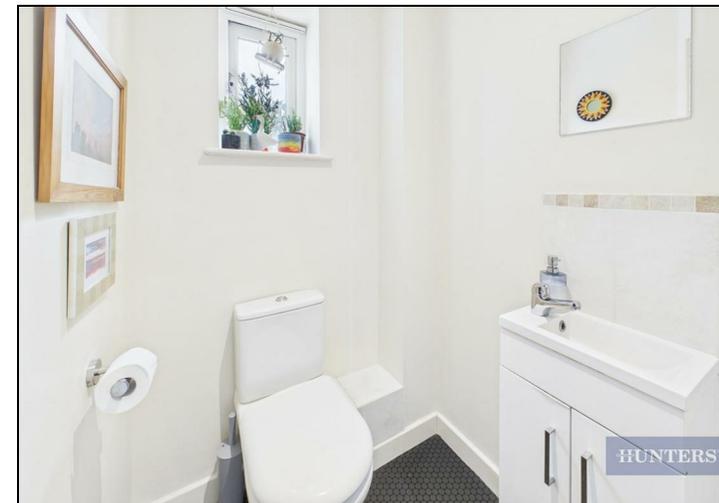
The first floor hosts two well-proportioned bedrooms along with a family bathroom and a second bathroom. The second floor is dedicated to a spacious principal bedroom with excellent natural light, creating a private retreat.

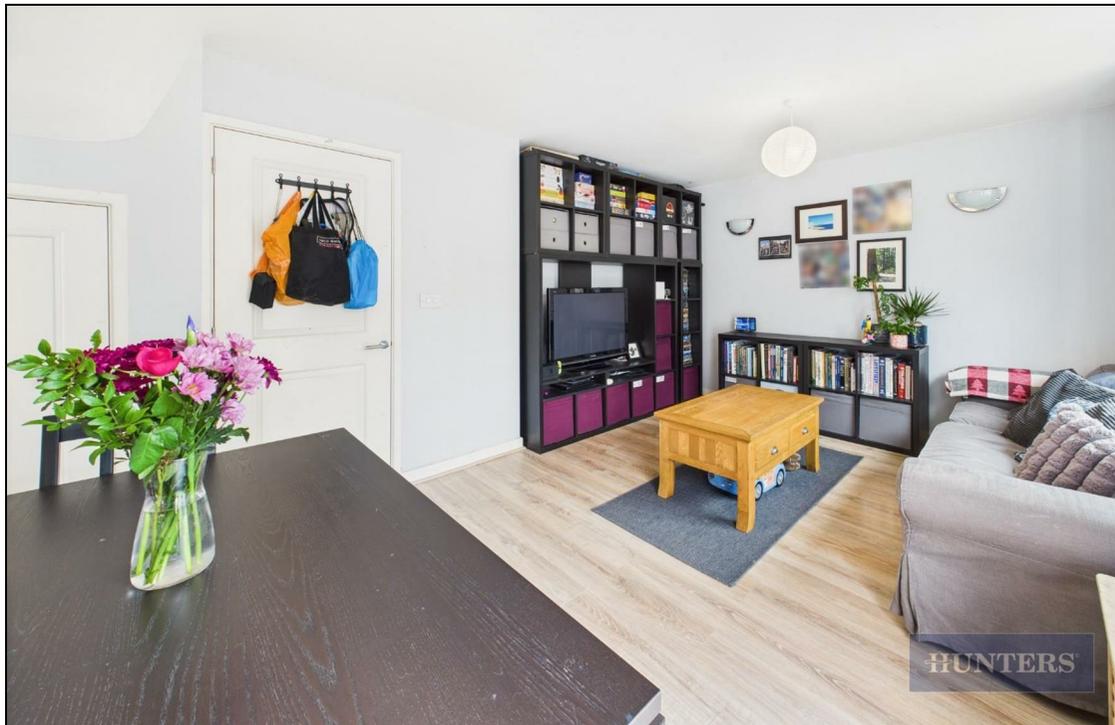
This home is finished to a high standard throughout and offers flexible accommodation over three levels.

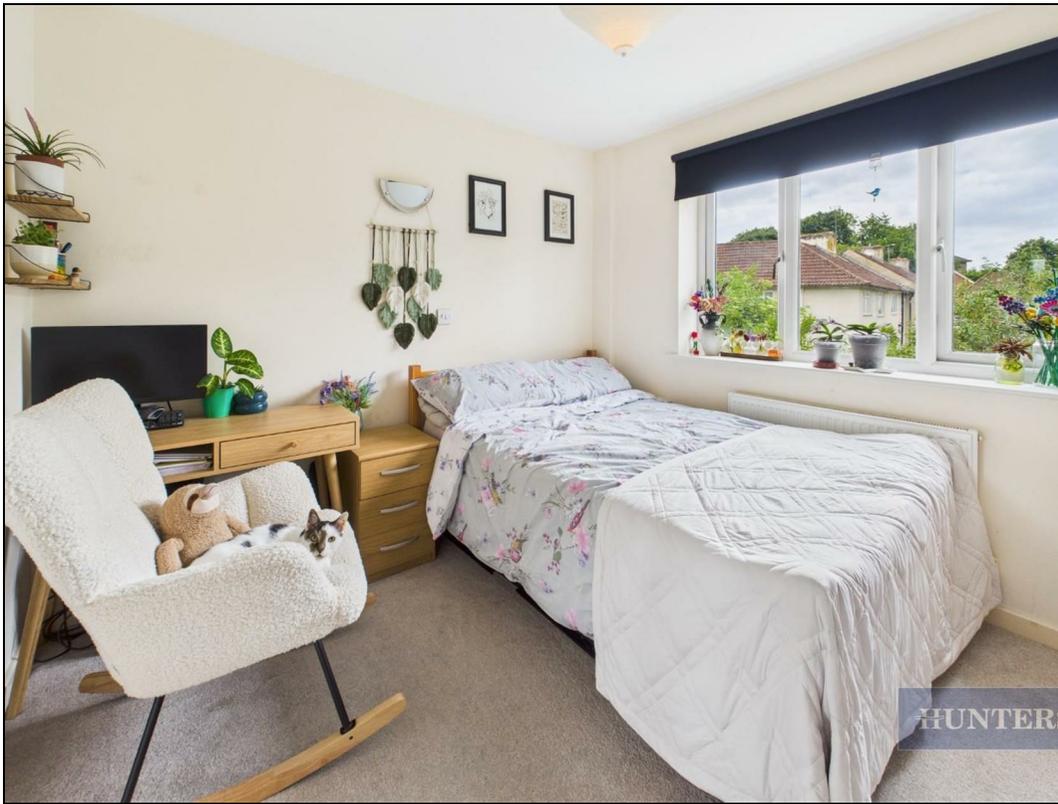
There is easy access to Southampton City Centre with its wide range of shopping facilities including the West Quay Shopping Centre. There is easy access to the M3/M27 motorway networks as well as Southampton International Airport and Southampton University. Mainline railway stations are available in Southampton City Centre and Southampton Parkway which is accessed via Junction 5 of the M27. Recreational facilities can be found at The Sports Centre and Southampton Common which has over 300 acres of parkland.

## KEY FEATURES

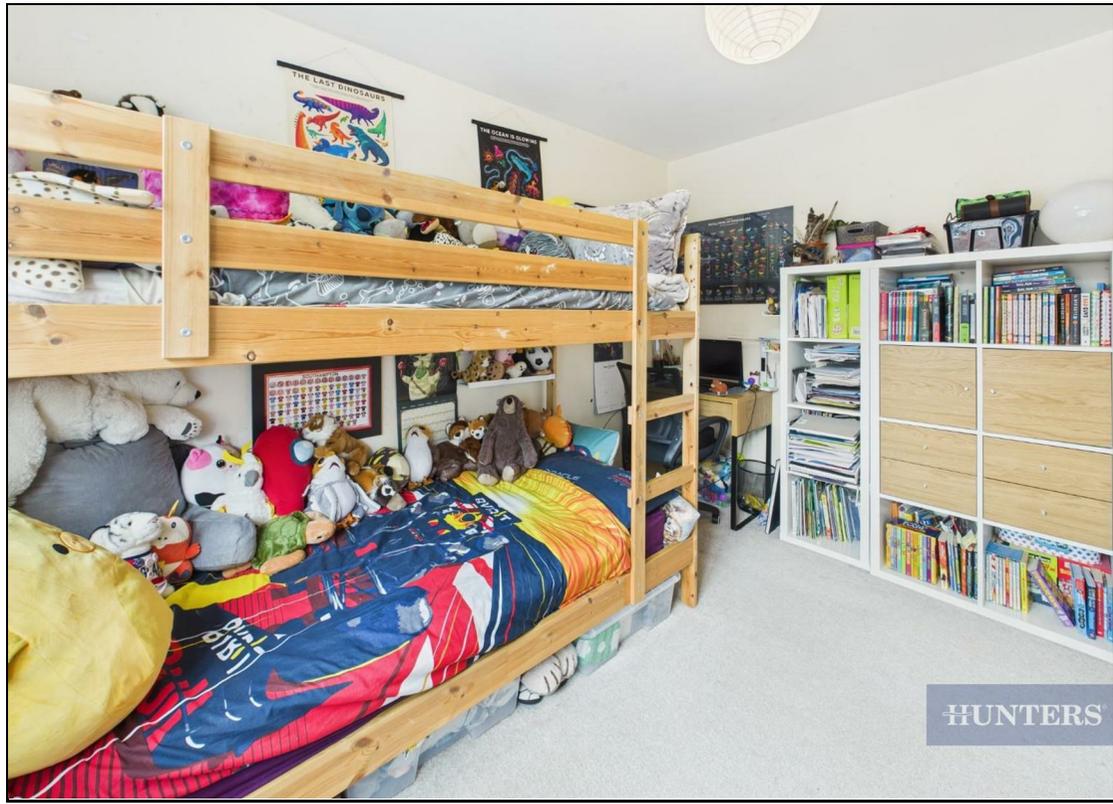
- Town House
- Three Double Bedrooms
  - Modern Kitchen
- Separate Lounge / Diner
- Two Bathrooms and WC
  - Skylight on Stairs
- One Parking Space
  - Ample Storage
- Swaythling Location







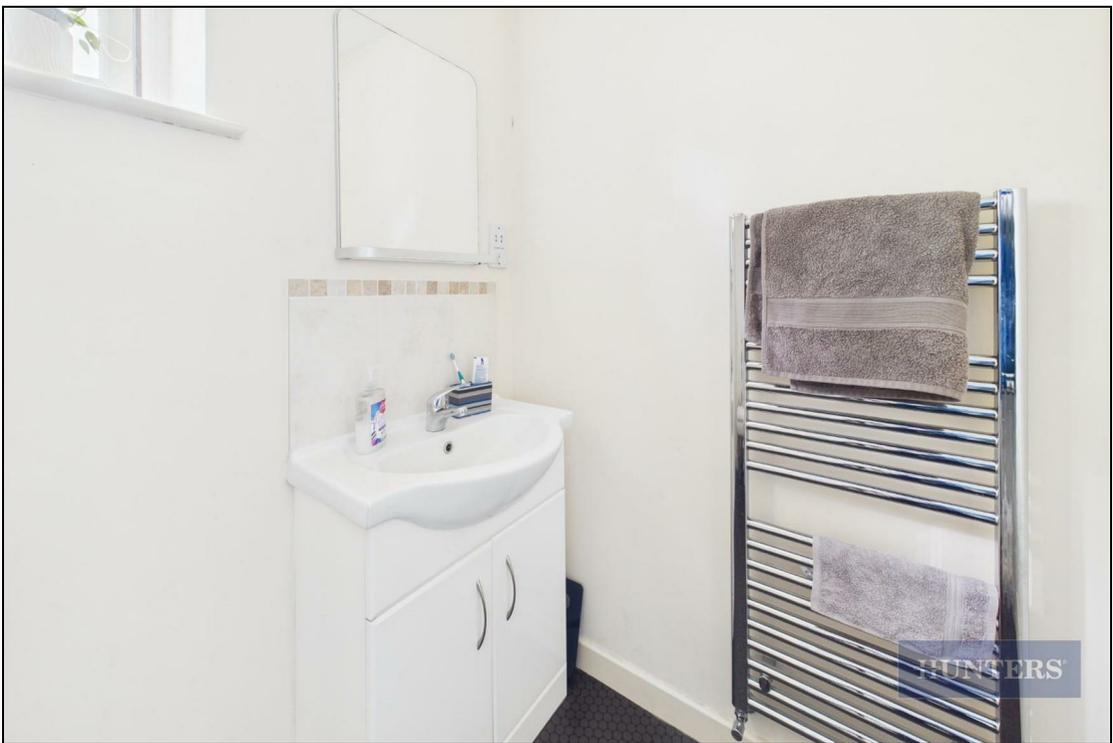
HUNTERS



HUNTERS



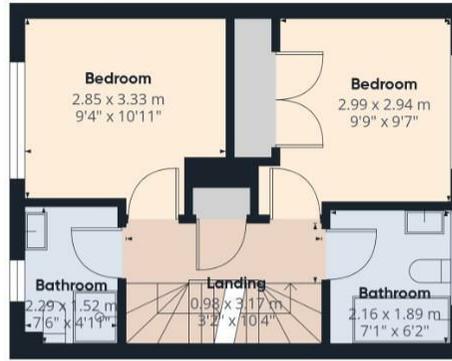
HUNTERS



HUNTERS



Ground Floor



Floor 1



Floor 2

**HUNTERS**

Approximate total area<sup>(1)</sup>

85.2 m<sup>2</sup>  
916 ft<sup>2</sup>

Reduced headroom

4 m<sup>2</sup>  
43 ft<sup>2</sup>

(1) Excluding balconies and terraces

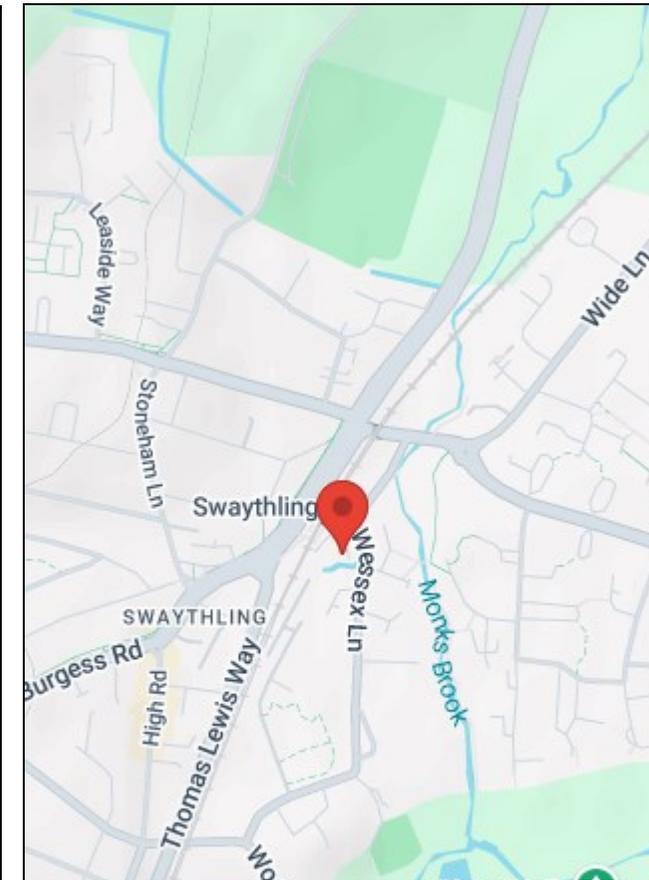
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	83

EU Directive 2002/91/EC

England & Wales

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

England & Wales

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.