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HERE TO GET *you* THERE



Pettinger Gardens, Southampton

Offers In Excess Of £400,000



Talisman – Purpose-Built Floating Home on the River Itchen

Talisman is a purpose-built floating home situated on the River Itchen within an established residential community of approximately 13 homes. Offering spacious accommodation across three double bedrooms, generous open-plan living space, and extensive outdoor decking, the property combines waterside living with practical modern conveniences. The home is connected to mains water, electricity and mains drainage, meaning there is no holding tank or pump-out system required. It is well insulated throughout and benefits from a log burner, gas-fired hot water, and electric heating.

Internally, the property comprises: Three double bedrooms, Large open-plan living and dining area, Well-appointed kitchen and a Family bathroom. Outside, the property enjoys both a lower deck with direct access to the water and a substantial upper deck providing additional outdoor living space, complete with an outdoor kitchen and seating area.

Separate Insulated Outbuilding:

Included with the property is a fully insulated 12-metre outbuilding featuring its own kitchen and bathroom. This versatile space is suitable for use as a home office, studio, workshop, or guest accommodation, subject to any necessary permissions.

Outside & Mooring

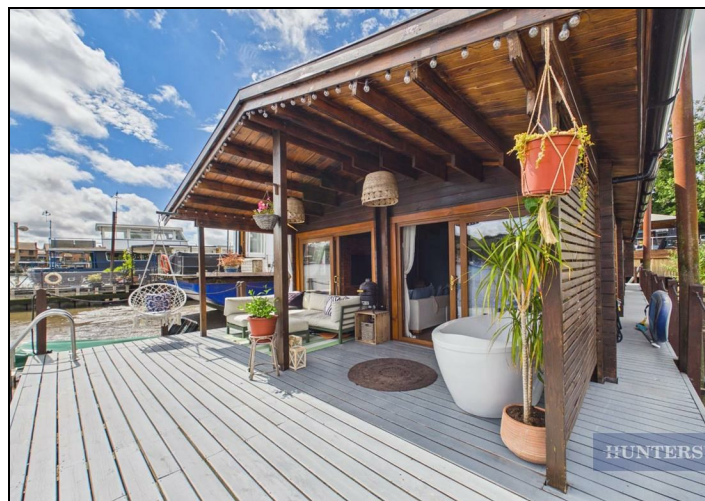
- Allocated private off-road parking space
- Attached private mooring suitable for a boat of up to approximately 28ft
- Direct access to the River Itchen, with onward tidal navigation to Southampton Water and The Solent
- Access to communal gardens

Tenure : The property is offered with a combination of freehold and leasehold interests and includes a share in the residents' management company.

Not suitable for conventional residential mortgage lending. Cash purchasers or buyers with independently arranged specialist finance considered

KEY FEATURES

- Purpose-built floating home on the River Itchen
 - Three double bedrooms
 - Large open-plan living and dining area
 - Mains water, electricity and mains sewage
 - Well-insulated construction
 - Log burner
 - Gas hot water and electric heating
- 12-metre insulated outbuilding with kitchen and bathroom
 - Council Tax Band A
 - Allocated private car parking space









Approximate total area⁽¹⁾

106.4 m²

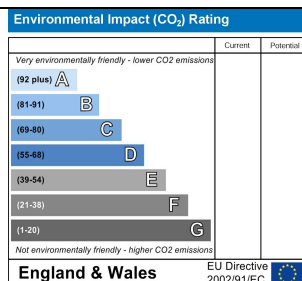
1147 ft²

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

GIRAFFE 360



Ground Floor Building 2



APPROVED CODE
OF TRADING STANDARDS

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