

# 73 Suffolk Avenue

*Southampton, SO15 5EF*

SPENCERS
ROMSEY









# 73 SUFFOLK AVENUE

## SOUTHAMPTON

*A superbly proportioned four-bedroom Victorian family home offering approximately 1,550sqft of internal accommodation, complemented by a substantial 271sqft outbuilding. The property occupies a surprisingly generous plot, with a delightful rear garden extending to approximately 67ft and a wealth of versatile reception.*

**Ground Floor**

Entrance Hall • Sitting Room • Dining Room • Kitchen • Playroom
• Pantry • Utility Room

**First Floor**

Four Bedrooms • Family Bathroom • Cloakroom

**Outside**

Driveway Parking • 67ft Rear Garden • Outbuilding

***Guide Price £400,000***

3 4 1





## The Property

The ground floor has been thoughtfully opened by the current owners to create a welcoming entrance hallway, providing access to the principal reception rooms and kitchen. Positioned immediately to the right, the sitting room measures 13'8 x 10'6 and features a charming bay window alongside an attractive exposed brick fireplace, creating a characterful and inviting space to relax. Continuing along the hallway, a second reception room offers excellent versatility, currently serving as a playroom but equally well suited to use as a formal dining room or additional family room.

Undoubtedly the heart of the home, the open-plan kitchen/dining room provides a superb setting for both everyday family life and entertaining. Beautiful parquet flooring adds warmth and character, complemented by an original Victorian fireplace that serves as a charming focal point.

A useful pantry is accessed from the rear of the kitchen, providing valuable additional storage for food and kitchen essentials. A separate lean-to utility room houses the washing machine and dryer, helping to maximise the available space within the kitchen.

The staircase rises from the entrance hallway to the first-floor landing, from which all four bedrooms are accessed. Bedroom one is positioned above the sitting room and benefits from a similarly attractive bay window, creating a bright and characterful principal bedroom. Bedrooms two, three and four are located further along the first-floor landing, offering flexible accommodation for children, guests or those requiring space to work from home. The family bathroom is conveniently positioned adjacent to the landing and principal bedroom, while a separate cloakroom provides additional practicality for busy family households.

## Outside

To the front of the property, a driveway provides valuable off-road parking. To the rear, the garden extends to approximately 67 ft, offering a surprisingly spacious outdoor setting with plenty of room for relaxing, entertaining and family activities.

A substantial outbuilding measuring 16’11 x 16 provides excellent additional storage and potential to enhance, subject to any necessary planning consents. Importantly, the garden continues beyond the outbuilding, revealing an additional section of outdoor space that further enhances the overall appeal of this generous plot.





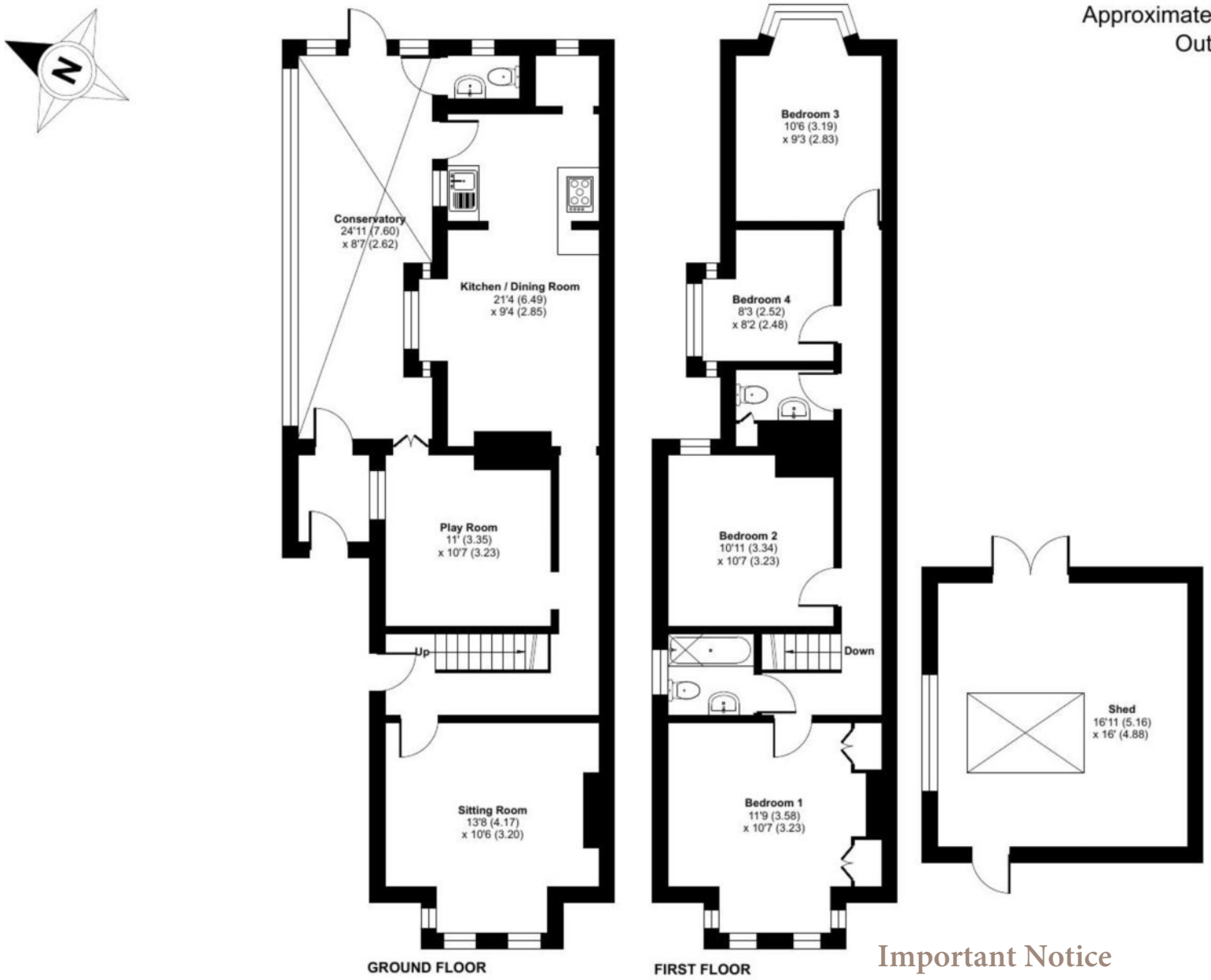








Approximate Area = 1545 sq ft / 143.5 sq m
Outbuilding = 271 sq ft / 25.1 sq m
Total = 1816 sq ft / 168.6 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1536880

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## The Situation

Suffolk Avenue is situated within the popular residential area of Shirley, Southampton, offering a convenient setting with a wealth of local amenities close at hand. Shirley High Street is within easy reach, providing an excellent selection of independent shops, supermarkets, cafés and restaurants, catering for everyday needs. The area is well served by a range of local schools, while Southampton city centre is readily accessible, offering an extensive choice of shopping, leisure and dining facilities, including the renowned West Quay shopping centre. Southampton Central railway station provides convenient rail connections, including services to London Waterloo, making the location particularly appealing to commuters. For those seeking outdoor recreation, Southampton Common offers an extensive area of open parkland, ideal for walking, running and family activities. The location also benefits from convenient road links to the M3 and M27, providing access to the wider Hampshire region and beyond.

## Directions

From Spencers Estate Agent Romsey, 7 Market Place, Romsey, head towards the B3398 and continue onto Bypass Road (A27/A3090). Follow the A27 before joining the A3057, M271 and A33 towards Southampton. Continue to Suffolk Avenue and turn left. The property, located within postcode SO15 5EF, will be found on the left-hand side.

## Additional Information

Tenure: Freehold
Energy Performance Rating: D Current: 62 Potential: 77
Local Authority: Southampton
Council Tax Band: D

Services: All mains services connected
Heating: Gas central heating
Drainage: Public

Flood Risk: Very low
Property Construction: Traditional brick and block

Broadband: Cable
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property.
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.



**For more information or to arrange a viewing please contact us:**

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