



## 3 bed end of terrace house to buy in SO17

Priory Road, Southampton, Hampshire, SO17 2HS

**£385,000** Starting Bid

 x3  x3  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ SELF CONTAINED ANNEX ON THE PROPERTY
- ✓ PRIVATE PONTOON AND TIDAL MOORING RIGHTS
- ✓ TWO DOUBLE BEDROOMS BOTH WITH EN SUITES
- ✓ SELF CONTAINED ANNEX ACCOMMODATION
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Auction are delighted to offer for sale by secure online auction this highly individual and rarely available riverside home, situated along Priory Road in the popular St Denys area of Southampton, starting bid of £385,000.

This property offers far more than a standard residential purchase, combining internal living space with a unique outdoor lifestyle setting directly backing onto the River Itchen. With private pontoon access and tidal mooring rights, the property provides a rare opportunity for buyers seeking direct water access within a city location. Upon entering the property, you are welcomed into a hallway with stairs rising to the first floor and useful under stairs storage.

The ground floor accommodation is centred around a spacious living room which benefits from a feature fireplace and a comfortable layout suitable for everyday living. This space flows through to the dining area, creating an open plan arrangement ideal for both day to day use and entertaining. The dining area benefits from French doors leading out to the rear garden, allowing natural light to flow through the space and creating a strong connection between the internal accommodation and the outdoor environment. The kitchen is fitted with a range of wall and base units, worktop surfaces, inset sink, gas hob, oven, and extractor hood, with additional space for appliances. The layout is practical and functional, positioned conveniently alongside the main living space. A downstairs WC completes the ground floor accommodation.

The first floor comprises two well proportioned double bedrooms, both benefiting from their own en suite facilities. Each bedroom offers good natural light, fitted storage, and a comfortable layout, making them well suited for owner occupation or guest accommodation. Externally, the property truly comes into its own. The rear garden is south facing and designed for low maintenance, leading down to a substantial decked area which provides uninterrupted views across the River Itchen. This space has been arranged to maximise usability, offering a large seating and entertaining area directly overlooking the water. Positioned beyond the main garden is a detached annex, providing additional self contained accommodation.

The annex includes a bedroom area and its own wet room, making it ideal for extended family, guests, or flexible additional use. Further enhancing the outdoor offering is a dedicated bar and entertainment area, alongside a gazebo seating space, creating a highly usable and versatile environment for socialising and relaxation. At the end of the garden, the property benefits from a private pontoon with tidal mooring rights, offering direct access onto the River Itchen. This feature sets the property apart within the local market and provides a lifestyle opportunity that is rarely available within Southampton.

#### Accommodation

##### Entrance Hall

Double glazed Entrance door, stairs to first floor, under stairs storage. Radiator

##### Living Room

15'9 max x 13'4 max

4. 81m max x 4.07m max

Spacious reception room with window to front aspect, radiator, feature fireplace, open plan access to dining area.

##### Dining Room

13'6 max x 13'4 max

4. 12m max x 4.06m max

Well-proportioned dining space with French doors leading to rear garden, radiator.

##### Kitchen

11'9 x 9'8

3. 57m x 2.95m

Fitted with a range of wall and base units, work surfaces, inset sink and drainer, gas hob with oven, extractor hood, space for appliances, window to rear aspect.

##### Downstairs WC

Low level WC, wash hand basin, radiator.

##### First Floor Landing

Window to side aspect, loft access, doors to all rooms.

##### Bedroom One

12'10 max x 11'9 max

3. 92m max x 3.57m max

Double bedroom with window to rear aspect, fitted wardrobe, radiator.

En Suite (Bedroom One)

Bath with overhead shower, low level WC, wash hand basin, radiator, extractor fan.

Bedroom Two

12'11 max x 10'7 max

3. 94m max x 3.22m max

Double bedroom with window to front aspect, fitted wardrobe, radiator.

En Suite (Bedroom Two)

Bath with overhead shower, low level WC, wash hand basin, extractor fan.

Annex accommodation

Annex Bedroom Area

13'7 x 7'9

4. 14m x 2.36m

Independent space with window and power points.

Annex Wet Room

Shower area, low level WC, wash hand basin.

Store Room

9'5 x 8'

2. 88m x 2.45m

External

Front Garden

Lawn area with pathway leading to entrance.

Rear Garden

South facing, low maintenance garden leading to decking.

Decked Area

Extensive raised decking providing seating and entertaining space with views across the River Itchen.

Bar and Entertainment Area

Purpose built space with fitted units and seating area.

Gazebo Seating Area

Covered seating positioned to maximise river outlook.

Pontoon and Mooring

Private pontoon with tidal mooring rights providing direct river access.

Tenure and sale information

Tenure: Freehold

Sale Method: Auction

Guide Price: £385,000

Council Tax Band: B

EPC Rating: C with potential B

Location description

Priory Road is located within the well established St Denys area of Southampton, offering convenient access to a range of local amenities and transport links. The property is within easy reach of Portswood High Street, which provides supermarkets, cafés, restaurants, and everyday shopping facilities. Southampton city centre is also easily accessible. For transport, St Denys railway station is located approximately 0.13 miles from the property, offering connections into Southampton and surrounding areas. The M27 and M3 motorway networks are also within convenient reach, making the property suitable for commuters . The area is served by a range of well regarded schools including St Denys Primary School rated Good and Bitterne Manor Primary School rated Outstanding .

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £385,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

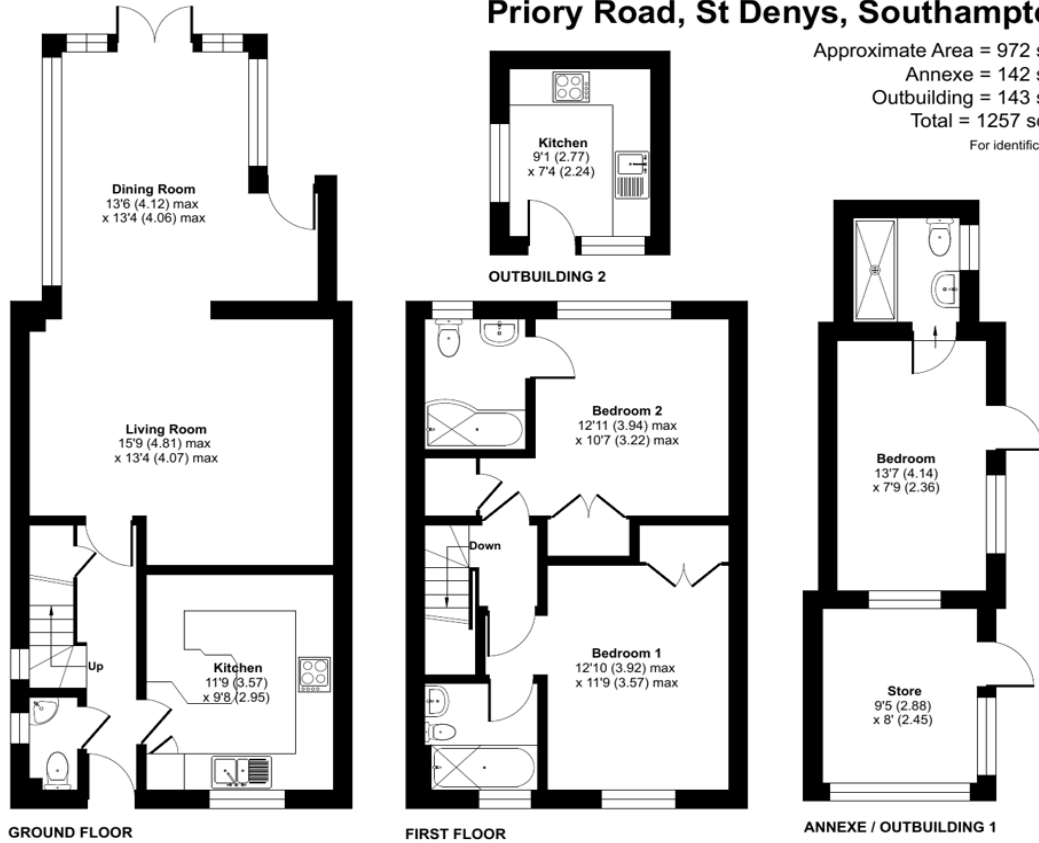
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Priory Road, St Denys, Southampton, SO17

Approximate Area = 972 sq ft / 90.3 sq m  
 Annexe = 142 sq ft / 13.1 sq m  
 Outbuilding = 143 sq ft / 13.2 sq m  
 Total = 1257 sq ft / 116.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Kings Estates. REF: 1446138

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Priory Road, Southampton, Hampshire, SO17 2HS

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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