













## AT A GLANCE

-  Riverside Detached Residence
-  Direct Double 40ft Mooring
-  1700 sq ft Parking Area
-  Large Detached Double Garage
-  Master Bedroom With Balcony
-  River Views From Master Bedroom
-  Living Room With Views & Patio
-  Three Further Bedrooms
-  Two Bathrooms
-  Superb Opportunity



## ABOUT THE PROPERTY

A truly unique and rare opportunity, this exceptional detached property offers direct access to the picturesque River Itchen, providing an idyllic waterside lifestyle. Boasting breathtaking river views and an abundance of internal space spanning two floors, this home presents a remarkable canvas, ready for your personal touch to create something truly special. Properties of this caliber, with such generous space, land, and direct water access, rarely become available—making this an opportunity not to be missed.

The accommodation is thoughtfully designed to maximize natural light and stunning water views. With three spacious double bedrooms, the master suite is a standout feature, offering a private balcony where you can wake up to serene river views right from your bed—a truly tranquil retreat.

The outdoor space is equally impressive, with front and rear gardens that both offer stunning waterside views, creating a perfect setting for relaxation or entertaining. The property also benefits from a substantial 40ft double mooring, allowing boats to be berthed on either side of the pontoon, with a private walkway leading directly up to the garden—a dream feature for boating enthusiasts.





## ABOUT THE PROPERTY

Practicality meets luxury with a wealth of additional features. A large parking area provides ample space for multiple vehicles, ensuring convenience for homeowners and guests alike. To put it into context the overall area of just the parking area extends to 160sq m or 1700 sq ft. The detached double garage offers fantastic versatility, whether used for vehicle storage, a workshop, or even a potential home office or studio.

With its unbeatable riverside position, expansive living spaces, and array of premium features, this one-of-a-kind home offers an incredible lifestyle opportunity. Whether you're looking for a peaceful retreat, a boating haven, or a spacious family home with a truly enviable setting, this property delivers in every way.

Don't miss this rare chance to own a piece of riverside paradise—schedule a viewing today!



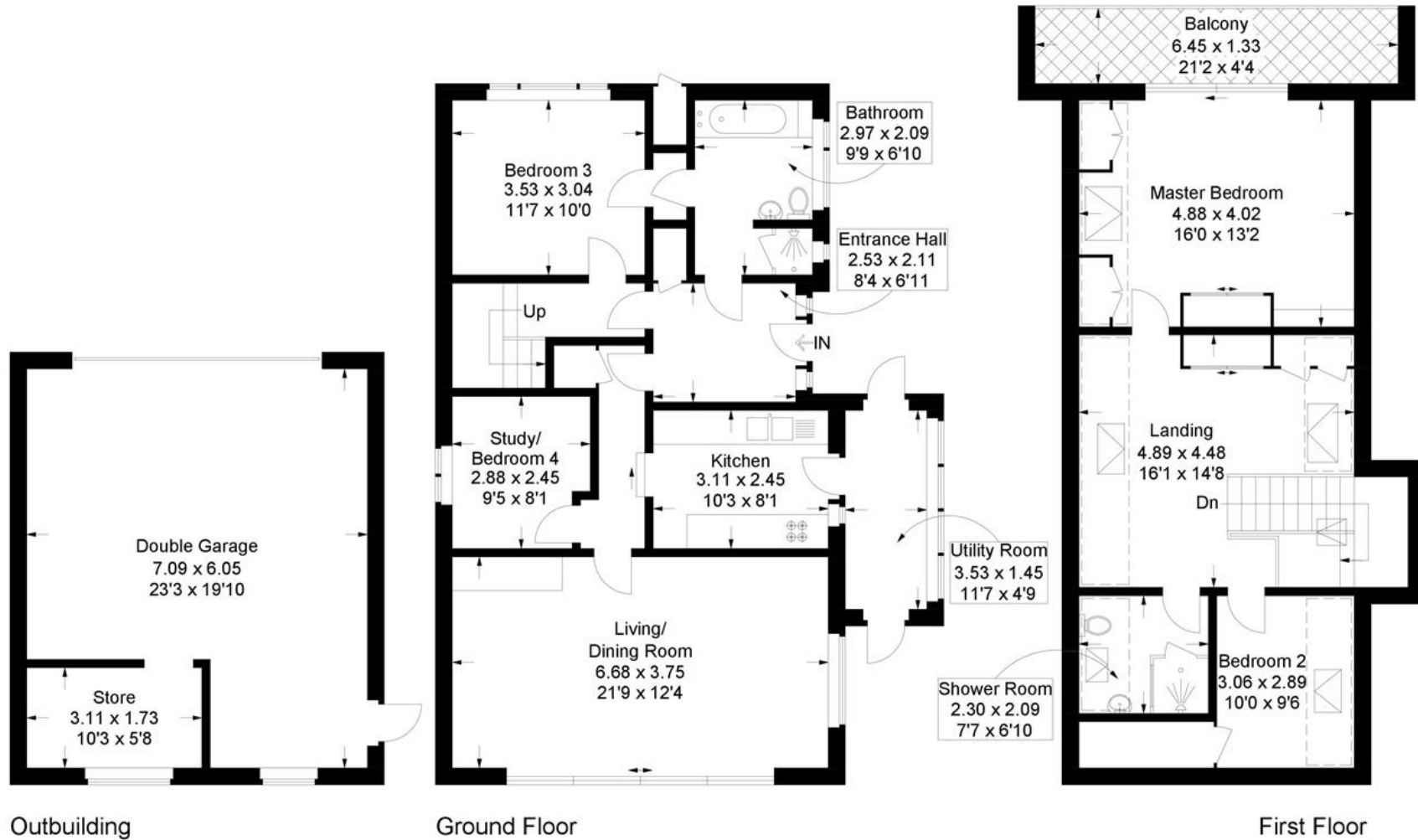






# Priory Road, Southampton

Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft  
Outbuilding = 43.7 sq m / 470 sq ft  
Total = 188.4 sq m / 2027 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



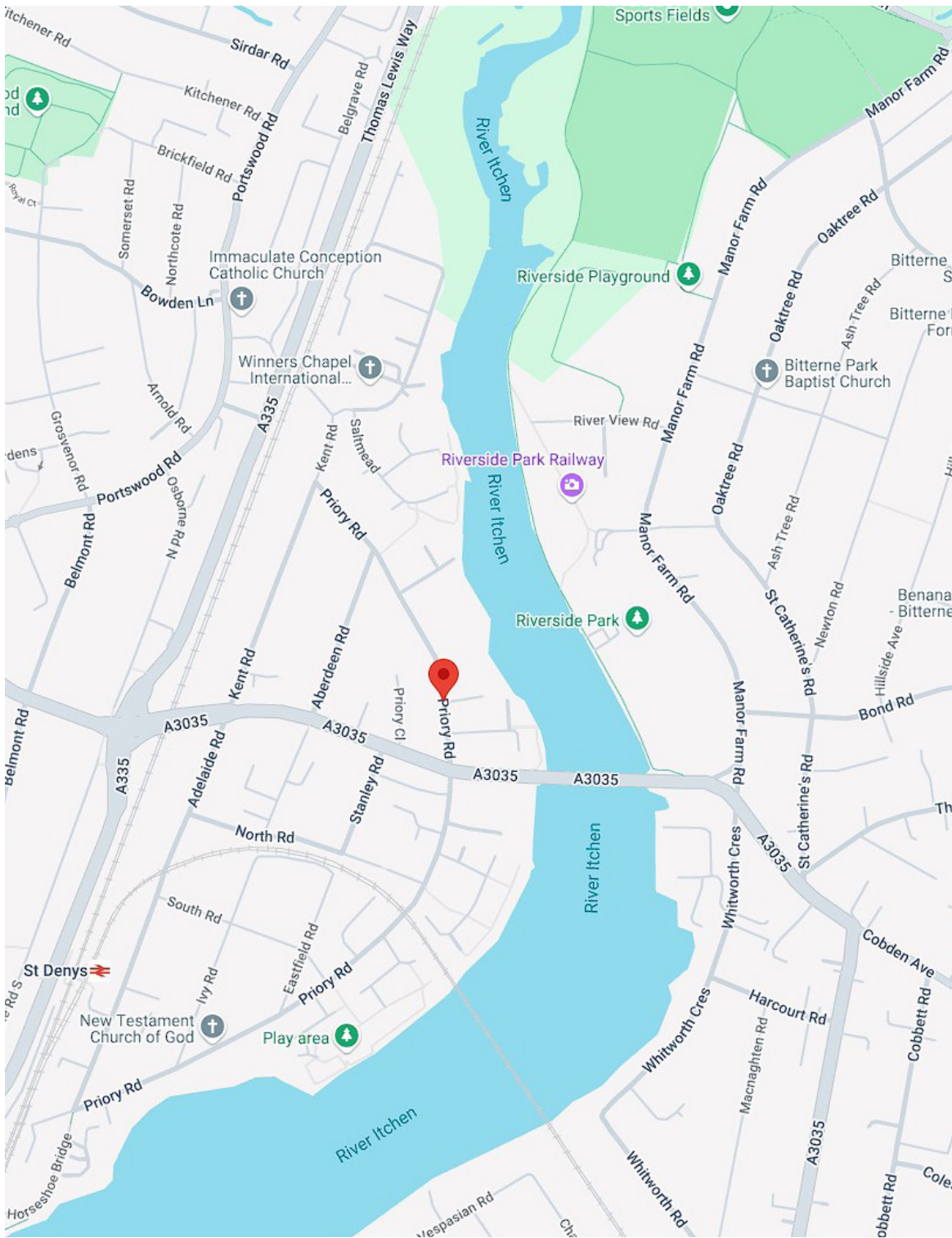
## LOCATION

The property is located in Priory Road, a short walk across the bridge from the scenic area of Bitterne Park with numerous independent cafes, eateries and shops. There is also Riverside Park, ideal for walking dogs and children's play area. Situated at the end of a narrow shared private driveway you will find this most unusual property. Huge potential due to the plot size and it's location.

The Itchen River is used by many, with small sailing dinghies, motor cruisers and various rowers. The Rowing & Sailing Club is a few yards away where members can enjoy refreshments.

Nearby, is Bitterne & Southampton Common. The largest of Southampton's open spaces with 365 acres featuring woodland, rough grassland, ponds, wetlands, lakes and parkland and is a much loved and well used green open space in the centre of the city, popular for informal leisure activities as well as large events. The diverse habitats support an amazing abundance and variety of wildlife and in 1988 most of Southampton Common was designated a Site of Special Scientific Interest (SSSI).

A little further and you have the City centre with huge selection of shops restaurants bars and entertainment.







## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

✉ [Chris@nexaproperties.com](mailto:Chris@nexaproperties.com)

📞 07770 758589

📷 @christophersmeed

[in](#) Christopher Smeed



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

PROPERTIES



023 9229 5046 | [hello@nexaproperties.com](mailto:hello@nexaproperties.com) | [www.nexaproperties.com](http://www.nexaproperties.com)

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

