















AT A GLANCE

-  Superb View Over River
-  Off Road Parking
-  Cul-De-Sac Location
-  Three Bedrooms
-  Living Room With Office Area
-  Modern Kitchen / Dining Room
-  Garden Front & Back
-  Directly Opposite Small Play Park
-  400m to St Denys Station
-  700m to Bitterne Park Cafes & Amenities



ABOUT THE PROPERTY

A beautifully presented 3-bedroom home with stunning River Itchen views, located opposite a children's play park—ideal for young families. Features include a modern kitchen/diner, contemporary bathroom, new carpets, and front & rear gardens. Enjoy afternoon sun in the private rear garden with secure gated parking. Just 400m from St Denys Station and walking distance to Bitterne Park shops and cafés. A peaceful yet commuter-friendly location.





ABOUT THE PROPERTY

A Riverside Retreat – Ideal for Families, Commuters & Nature Lovers Alike Guide Price £350,000

Nestled in a peaceful and well-connected part of Southampton, this beautifully presented three-bedroom home enjoys an enviable position overlooking the tranquil River Itchen, offering soothing waterside views that shift with the seasons. Directly opposite a charming children's play park, it's a dream location for young families seeking space, convenience, and a connection to nature.

Step inside and you'll be greeted by a bright, welcoming interior, featuring a modern fitted kitchen with generous dining area — ideal for family meals or entertaining guests. The contemporary bathroom and newly laid carpets throughout add a fresh, stylish touch that means you can move straight in and start enjoying your new lifestyle from day one.

To the front, a stylish garden area provides the perfect spot to relax with a morning coffee, watch the boats drift by, or keep an eye on the kids at the park across the way. To the rear, you'll find a private garden that basks in afternoon and evening sun — perfect for summer barbecues or unwinding after a long day. The addition of secure gated parking behind the property adds extra convenience and peace of mind.





ABOUT THE PROPERTY

Set in a calm and leafy neighbourhood, this home is also surprisingly well-connected. St Denys train station is just 400m away, making commutes to the city or further afield a breeze. Bitterne Park's independent shops, cafes, and amenities are less than 10 minutes on foot, offering everything you need close to home.

Whether you're watching swans glide across the water, taking the kids to the playground, or enjoying a quiet glass of wine in the sun-drenched garden, this home offers a lifestyle that's hard to match. And with excellent local schools, riverside walks, and everyday essentials all within easy reach, it's easy to see why this property won't stay on the market for long.

If you're searching for the perfect blend of tranquillity, convenience, and family-friendly living, this riverside gem is ready to welcome you home.





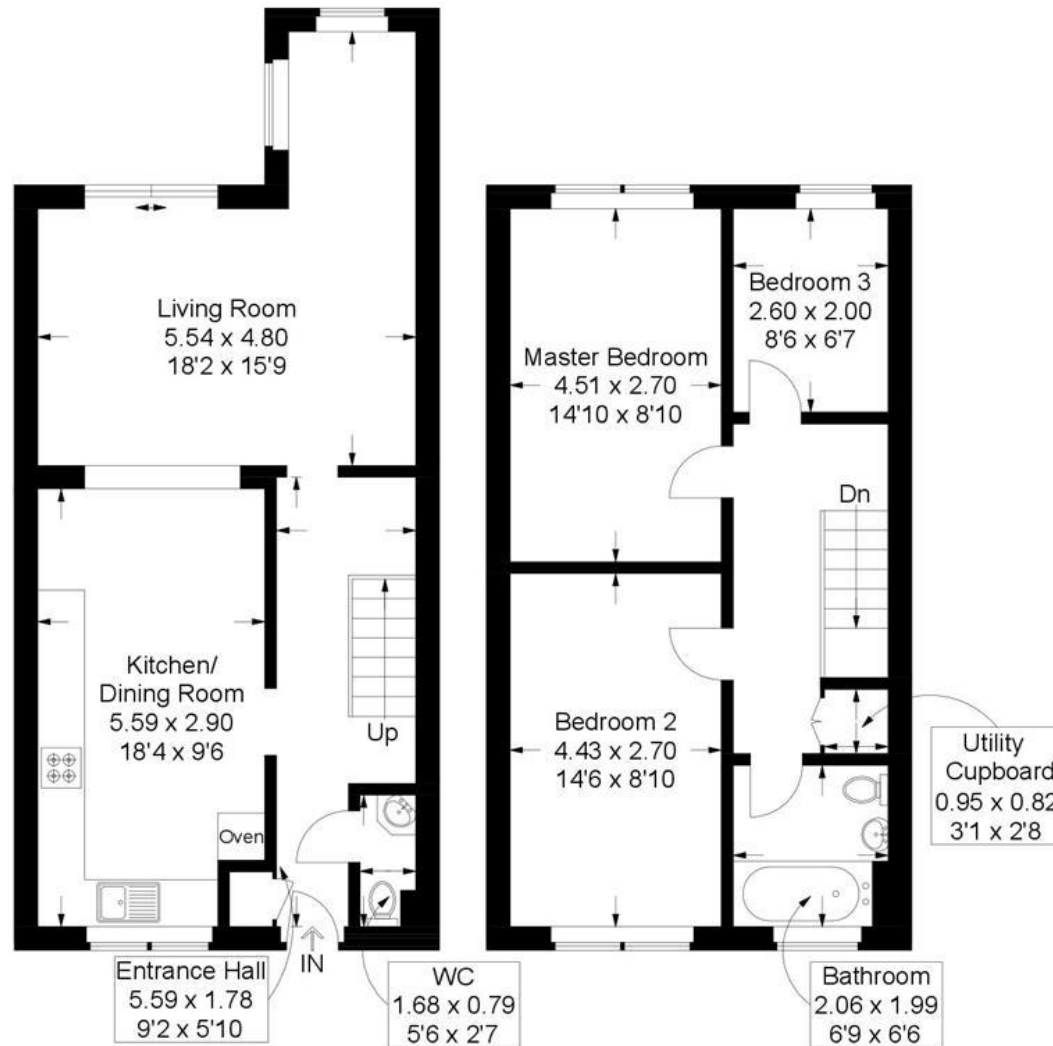






Collier Close, Southampton

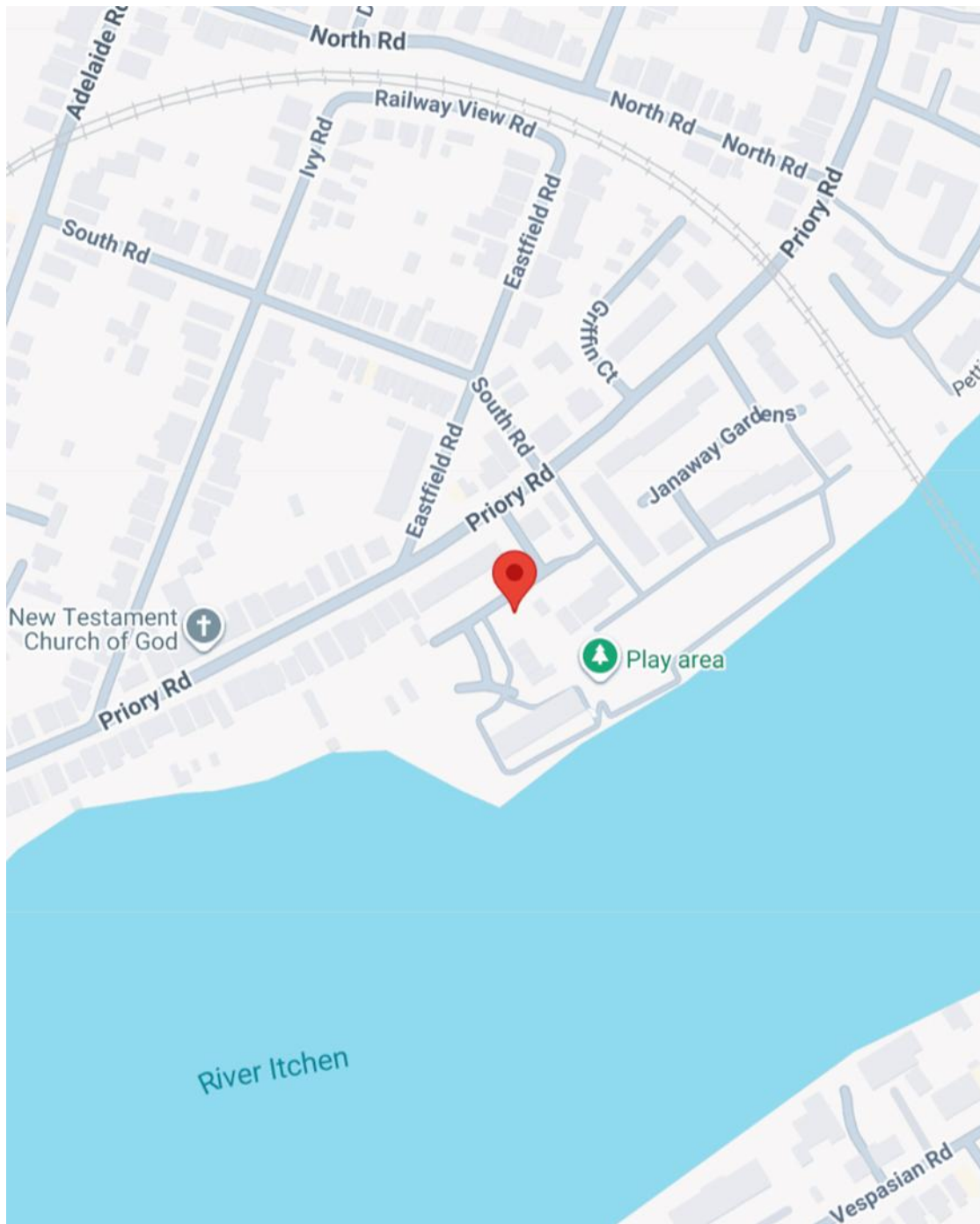
Approximate Gross Internal Area = 92.7 sq m / 998 sq ft



Ground Floor

First Floor

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.

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 is a senior director of estate agency and brings over 25 years of experience to the NEXA team. 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.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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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.



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PrimeLocation