



Rowe  
& Co.

38 Mayfair Gardens, Southampton

Southampton

£595,000

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## 38 Mayfair Gardens

Southampton, Southampton

Nestled within the prestigious Mayfair Gardens in the highly sought-after Banister Park area of Southampton, this superbly presented end-of-terrace four-bedroom townhouse offers spacious and flexible living across three storeys. The well-planned accommodation comprises an entrance hall, family room, utility room, cloakroom, a generous living room, and a modern kitchen/dining room. Upstairs, there are four bedrooms, including a master with en-suite, and a contemporary family bathroom. Externally, the property benefits from off-road parking, a low-maintenance rear garden, and access to beautifully maintained communal gardens within the development.

### LOCATION

Southampton is a vibrant port city on England's south coast, renowned for its rich maritime heritage and modern cultural appeal. As home to one of the UK's busiest ports, it has long served as a gateway for cruise ships and international trade. The city offers a unique blend of historic landmarks—such as the medieval city walls and Tudor House—alongside contemporary attractions, including Westquay for shopping, dining, and entertainment. With two universities, expansive green spaces like Southampton Common, and excellent transport links, the city is a dynamic and diverse place to live, work, and visit.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Off Road Parking For Two Vehicles
- Modern Kitchen / Dining Room
- Versatile Accommodation
- Balcony Overlooking Communal Gardens



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## INSIDE

The entrance hall makes a favourable first impression, with steps leading down to a lower hall that offers excellent flexibility. This level includes a utility area, a cloakroom, and a versatile room currently used as a studio—ideal as an additional bedroom, home office, or guest suite, with doors opening directly onto the patio.

This entire area could easily function as a self-contained annex or spacious guest accommodation. On the first floor, high ceilings enhance the sense of space, and the beautifully appointed lounge features twin sets of doors opening onto a balcony overlooking the central residents' garden. Double doors connect to the open-plan kitchen/dining room, which is fitted with a quality range of units topped with elegant marble work surfaces and complemented by Karndean flooring.

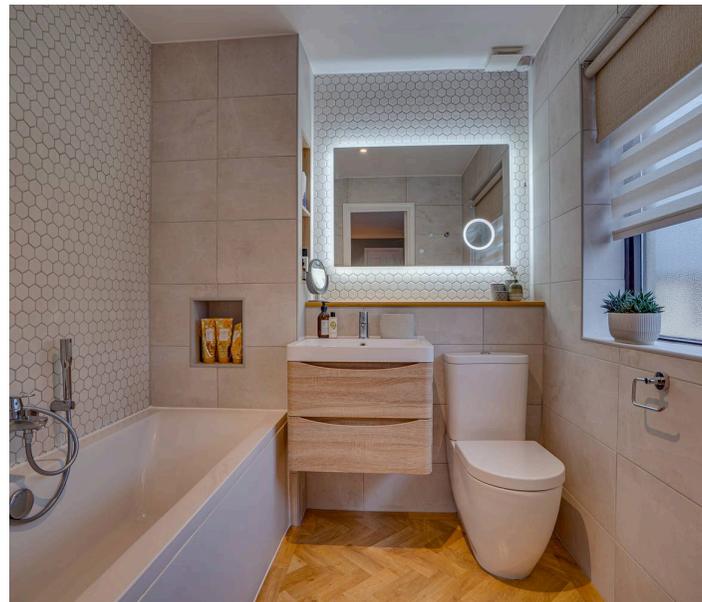
The dining area also enjoys a Juliette balcony, filling the space with natural light. A further room on this level provides flexibility as a study or additional bedroom. The top floor landing includes a useful storage cupboard and loft access. The generous principal bedroom enjoys a front-facing outlook and features a walk-in wardrobe and a modern, fully tiled en-suite bathroom. Two additional double bedrooms are served by a stylish, tastefully appointed shower room.

## OUTSIDE

Outside, the property benefits from a double carport providing parking for two vehicles. The westerly-facing patio is paved for low maintenance and features mature bamboo planting, along with a pedestrian gate on the rear boundary. Additionally, residents have access to well-maintained communal gardens within the development.



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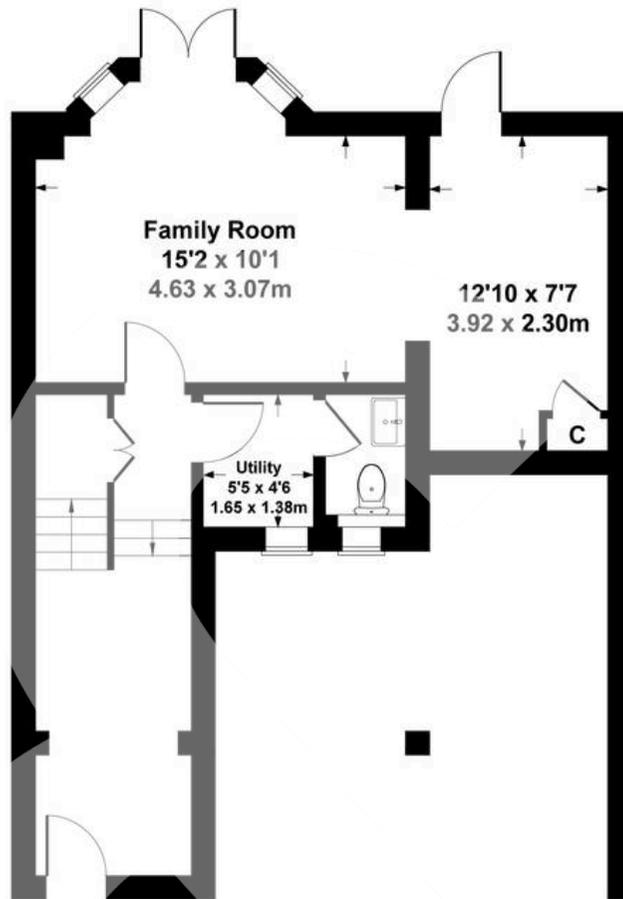
📍 1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

☎ 02381 102221

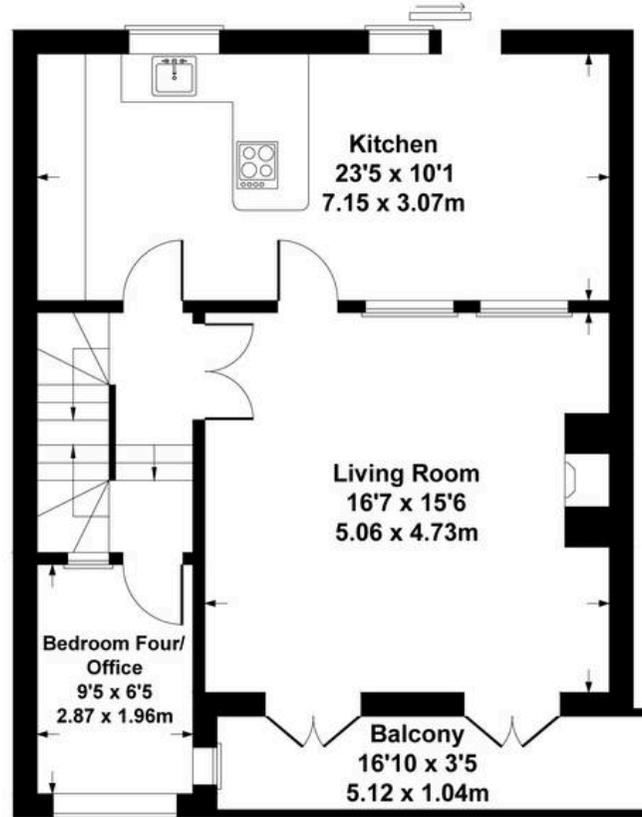
✉ [chandlersford@rowehomes.co.uk](mailto:chandlersford@rowehomes.co.uk)

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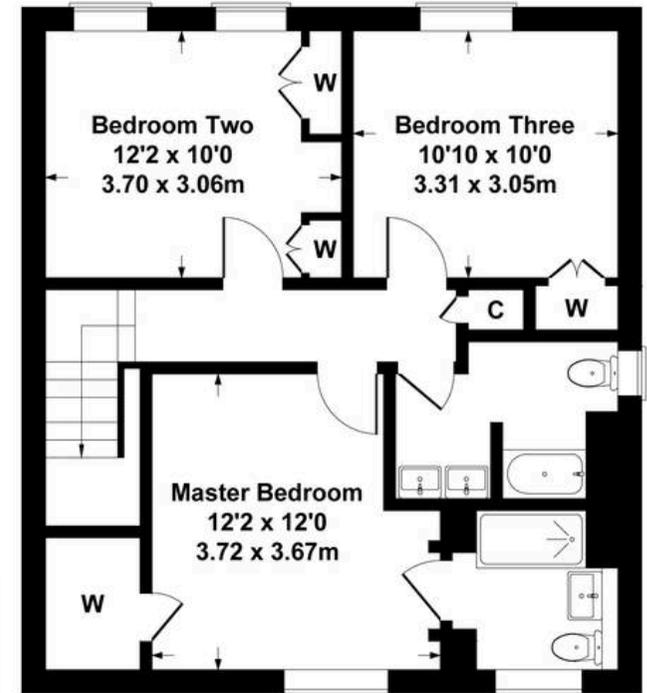
Approximate Gross Internal Area  
1711 sq ft - 159 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

