

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS
& MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

PALLOT CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8FR



WELL PRESENTED AND CONVENIENTLY SITUATED THREE BEDROOM SEMI-DETACHED PROPERTY IN A POPULAR RESIDENTIAL AREA. THE DWELLING BOASTS A DRIVEWAY, GARAGE AND GARDENS AND IS IN CLOSE PROXIMITY TO VARIOUS LOCAL AMENITIES. VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

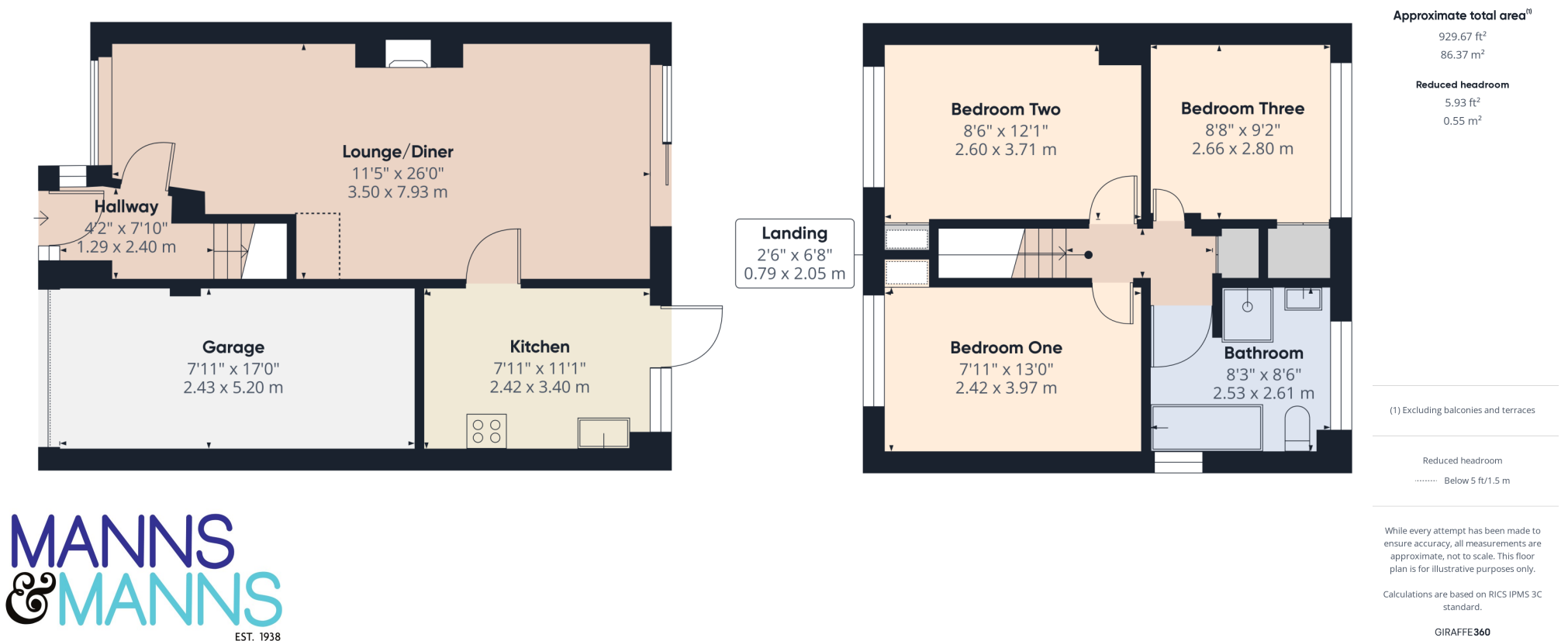
£315,000 Freehold

This delightful and well presented three bedroom semi detached property is situated in the popular residential location of Bursledon. This property combines comfort, convenience and functionality, making it an excellent choice for those looking to buy their first home or for families seeking a new dwelling.

Just a short stroll from the property, you will find Lowford Village, which offers a number of local amenities including a convenience store, takeaways, café, community centre and a library. Bursledon Infant and Junior schools are approximately half a mile away on foot. The local area boasts picturesque woodland walks into Old Bursledon where you will find well regarded public houses such as The Fox & Hounds and The Jolly Sailor. For those looking to venture further afield, public footpaths meander down to the neighbouring village and sailing mecca of Hamble-le-Rice.

Constructed in approximately 1971, the property is built of brick elevations, with hanging tiles to the first floor exterior, under a pitch tiled roof. The ground floor has a flat roof section above the garage. Briefly, the ground floor accommodation comprises a hallway, lounge/diner and kitchen. On the first floor are three double bedrooms and a bathroom. Externally, there are gardens front and rear. A driveway provides off-road parking and leads to a garage.

Don't miss out on the opportunity to make this house your new home, call us today to arrange a viewing,



The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The village has close ties to the sea. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools and The Hamble Secondary School.

The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.



Ground Floor

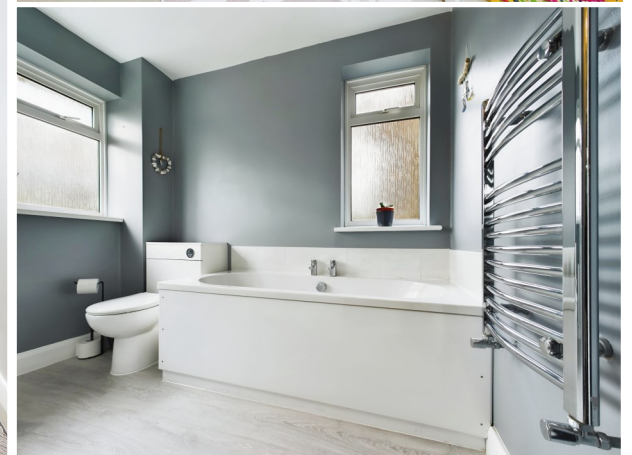
Upon entering the property, you are welcomed into the hallway offering space to de boot. There is a door into the lounge diner and stairs rising to the first floor. The well-proportioned lounge diner is a light filled space, perfect for entertaining or simply relaxing. There is a front elevation window and sliding patio doors to the rear, opening onto a raised decked terrace. A door opens into the kitchen (currently being decorated by the owner). The kitchen comprises a range of matching wall and floor mounted units with a roll top worksurface over. A window and half panel glazed door open onto the terrace and provide views of the garden. There is space for a freestanding oven, plumbing for a washing machine and further appliance space.





First Floor

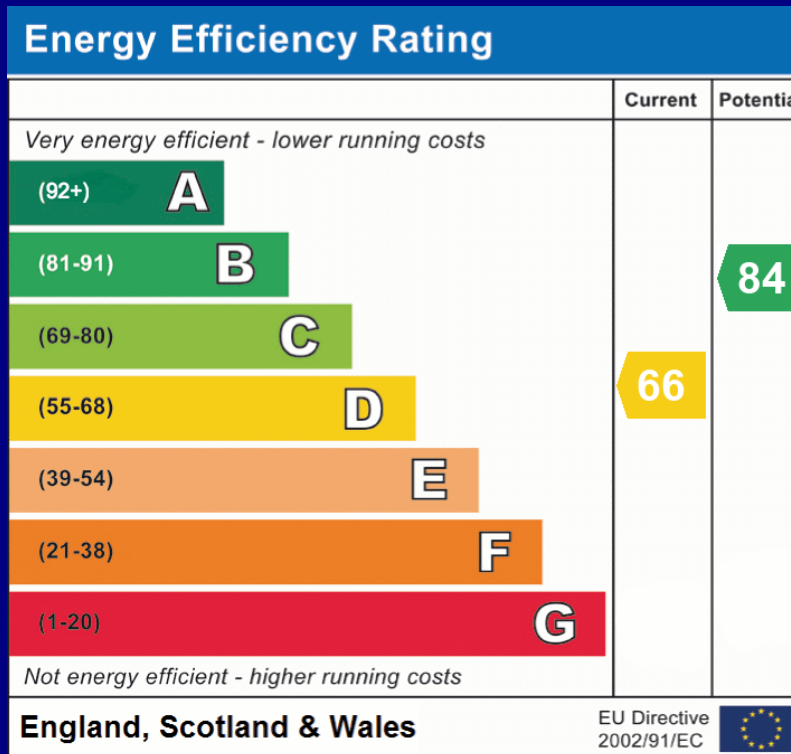
Ascending to the first floor, the landing offers doors to all rooms, an airing cupboard and a loft access point. Bedrooms one and two are both well-proportioned double rooms with front elevation windows. Bedroom three is another double room with a rear elevation window and a fitted cupboard providing useful storage. The contemporary style four-piece bathroom suite comprises a panel enclosed bath, shower cubicle, wash hand basin and a WC. There are obscured glazed windows to the rear and side elevations.





Outside

The property is approached by a driveway providing off road parking and leading to the garage with an up and over door to the front aspect. The garage benefits from power and lighting. The front garden is largely laid to lawn and a side gate provides pedestrian access into the rear garden. The rear garden is enclosed by timber fencing and predominantly laid to lawn. A raised wooden decked terrace with a wooden balustrade, adjacent to the dwelling, provides an ideal spot for al fresco dining. Steps from the terrace lead to the main garden area.



COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2024/25 £1,868.88.

UTILITIES: Mains gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



**1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP**



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.