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ROSIER CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8LU



IMMACULATELY PRESENTED, STYLISH AND MODERN THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE POPULAR RESIDENTIAL DEVELOPMENT OF MONARCHS KEEP. THIS DELIGHTFUL DWELLING BOASTS A GARAGE, DRIVEWAY AND A LANDSCAPED GARDEN. VIEWING HIGHLY RECOMMENDED.

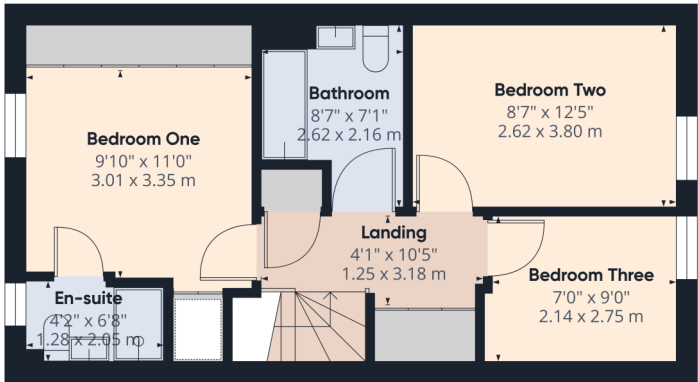
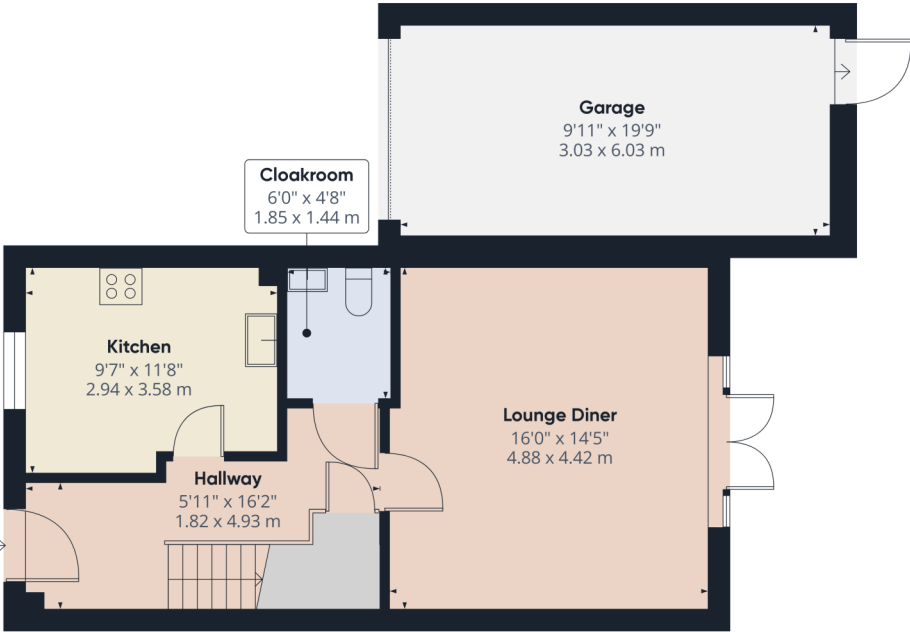
Guide Price £400,000 to £425,000 Freehold

This immaculately presented, stylish and modern three-bedroom semi-detached property is situated in the popular residential development of Monarchs Keep, Bursledon. Built in 2020, the dwelling retains the residue of its ten-year NHBC warranty and is built of brick elevations under a pitched tiled roof. The property benefits from gas fired heating and double glazing.

This delightful and contemporary family home offers, in our opinion, the perfect blend of comfort and convenience designed to complement modern living. The location is a particular highlight with close proximity to various local amenities, green spaces, a reservoir and King George’s Recreation Ground. The area boasts good schooling and excellent transport links with nearby bus and train links into the cities of Southampton and Portsmouth, and easy access to the M27 junction 8.

Briefly, the ground floor accommodation comprises a hallway, lounge diner, kitchen and a cloakroom. On the first floor are three bedrooms, with an en-suite to the principal room, and a bathroom. Externally, there is a driveway, garage and a garden.

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



Approximate total area⁽¹⁾

1133.65 ft²

105.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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.

Schooling in the area is well catered for, local schools include Bursledon Infant and Junior Schools, Hamble Primary School 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 greeted by the hallway offering doors to principal rooms and stairs rising to the first floor. There is a useful understairs storage cupboard.

The well-proportioned lounge diner is a lovely space to both relax and entertain. French doors, to the rear elevation, allow an abundance of natural light into the space and open onto the patio, offering a seamless transition from indoor to outdoor living.

The contemporary kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a front elevation window. Integrated appliances include an electric built-under oven, a four-ring gas hob with an extractor hood above, a dishwasher, washing machine and a fridge freezer.

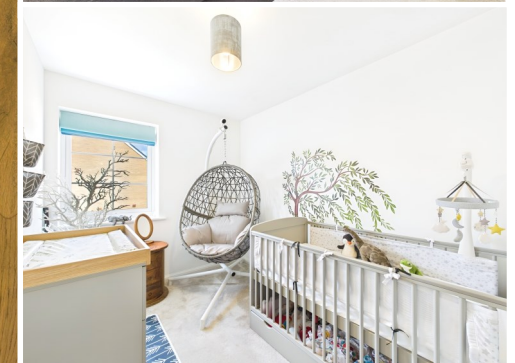
The ground floor accommodation is completed by a modern cloakroom comprising a wash hand basin and a WC.





First Floor

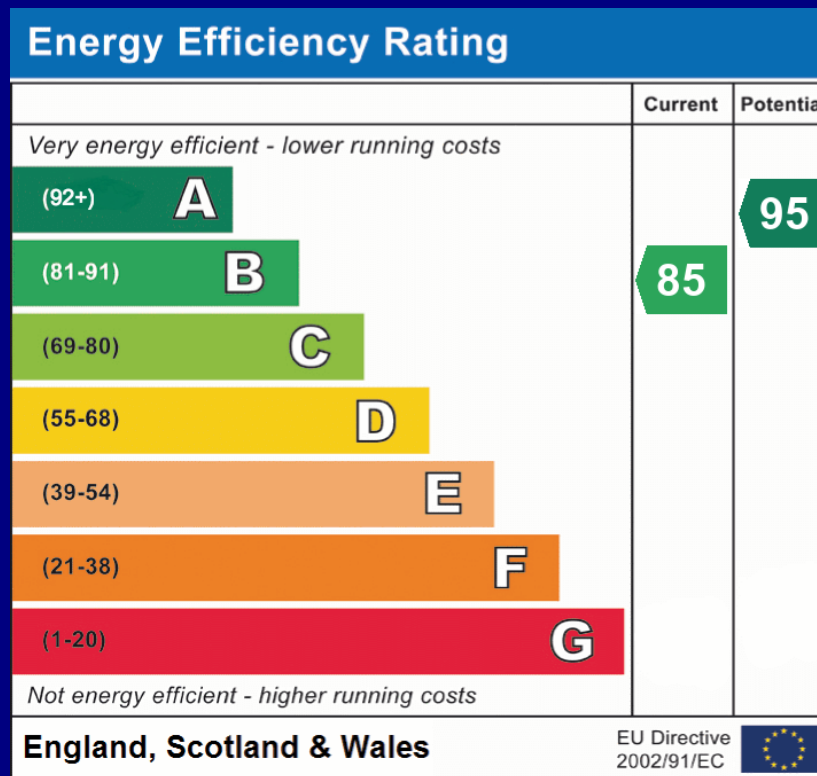
Ascending to the first floor, the landing offers doors to principal rooms and a loft access point. There is a large linen cupboard and a further storage cupboard. Bedroom one benefits from a front elevation window and a fitted wardrobe system. This bedroom boasts the added convenience of a modern en-suite comprising a shower cubicle, wash hand basin and a WC. The walls are fully tiled with a heated towel radiator. There is a front elevation obscured window. Bedroom two is a double room with a rear elevation window. Bedroom three, also to the rear elevation, offers a window with views over the garden. The family bathroom is principally tiled and comprises a panel enclosed bath, wash hand basin and a WC.



Outside

The property is approached by a tarmacadam driveway providing off road parking and leading to the garage. The garage benefits from power and lighting and retains an up and over door to the front aspect, and a pedestrian door into the garden at the rear. A footpath leads to the entrance door under a storm porch. The rear garden is enclosed by timber fencing and is largely laid to lawn. There are a number of raised planted borders and gravel pathways leading to a sunny seating area. A patio, adjacent to the dwelling, offers a lovely spot for outdoor entertaining and al-fresco dining.





COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 1,967.35.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT CHARGE: October 2024 to September 2025 £357 reviewed annually.

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**



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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.