

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS
& MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

DEVONSHIRE GARDENS, BURSLEDON, SOUTHAMPTON, SO31 8HE



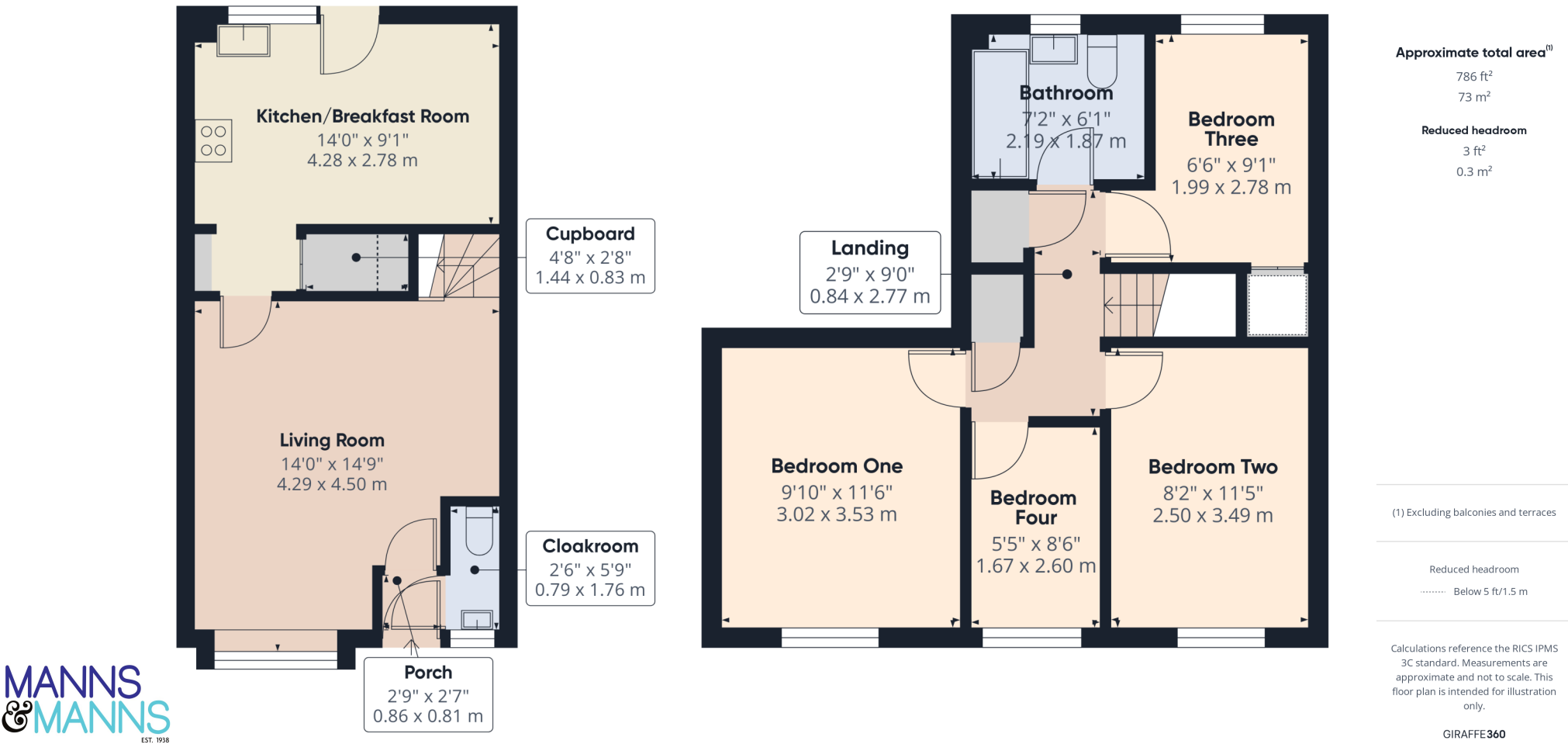
MANNS & MANNS ARE ELATED TO OFFER THIS FOUR-BEDROOM MID TERRACED HOUSE, WITH PARKING SPACE TO THE REAR, A SIZABLE GARDEN AND SCOPE FOR THE NEXT OWNER TO MAKE THEIR FOREVER HOME. OFFERED WITH NO FORWARD CHAIN.

£325,000 Freehold

Manns & Manns are delighted to market this four bedroom terraced property in the ever popular residential location of Bursledon Green. This lovely dwelling is situated in close proximity to a number of local amenities and adjacent to Lionheart Way Ecology Park. It offers an enclosed low maintenance garden and allocated parking. Built in approximately 1987 of a timber frame with brick elevations to the exterior under a pitched tiled roof, the property benefits from double glazing and gas fired heating. Arranged over two floors, the ground floor comprises a living room, kitchen breakfast room and a cloakroom. On the first floor are four bedrooms (with bedroom one above the entrance to the shared driveway allowing access to the allocated parking) and a family bathroom.

Devonshire Gardens is ideally situated for commuters with nearby access to the A/M27. Bursledon Green itself is located in close proximity to a range of amenities including Tesco Bursledon Superstore and Lowford Village, which offers a number of local shops, eateries, a library and community centre. Schooling in the area is particularly attractive, with Bursledon Infant and Junior Schools nearby. The Hamble School is the catchment school for 11–16-year-olds. Bursledon is also well catered for by pre-schools and nurseries.

Offered with no forward chain, this lovely property is sure to attract a considerable amount of interest. Call us today to arrange a viewing and avoid disappointment.



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, 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 for students aged 11-16.

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 a porch offering space to remove your outdoor wear and providing access into the living room and cloakroom, comprising a wash hand basin and WC. The well-proportioned living room is perfect for relaxing at the end of a busy day. There is a front elevation window and turning stairs rising to the first floor. A useful understairs cupboard offers handy storage.

A door opens into the kitchen breakfast room which comprises a range of matching, shaker style, wall and floor mounted units with a worksurface over. A rear elevation window and door open out to the rear garden. There is a built-in oven and grill, four ring gas hob with an extractor hood above, space and plumbing for white goods and a stainless-steel bowl sink.



First Floor

Ascending to the first floor, the landing presents doors to all rooms and two cupboards offering useful storage. Bedroom one is well-proportioned double room with a front aspect window and is located above the shared driveway. Bedroom two, a further double, also offers a front elevation window and houses the loft hatch which allows access into the attic space. Bedroom three is to the rear elevation with a window overlooking the garden. This room benefits from a built-in cupboard above the stairs. Bedroom four provides a window to the front elevation and would make a lovely nursery or home office, depending upon your requirements. The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a WC. There is a rear aspect, obscured window.

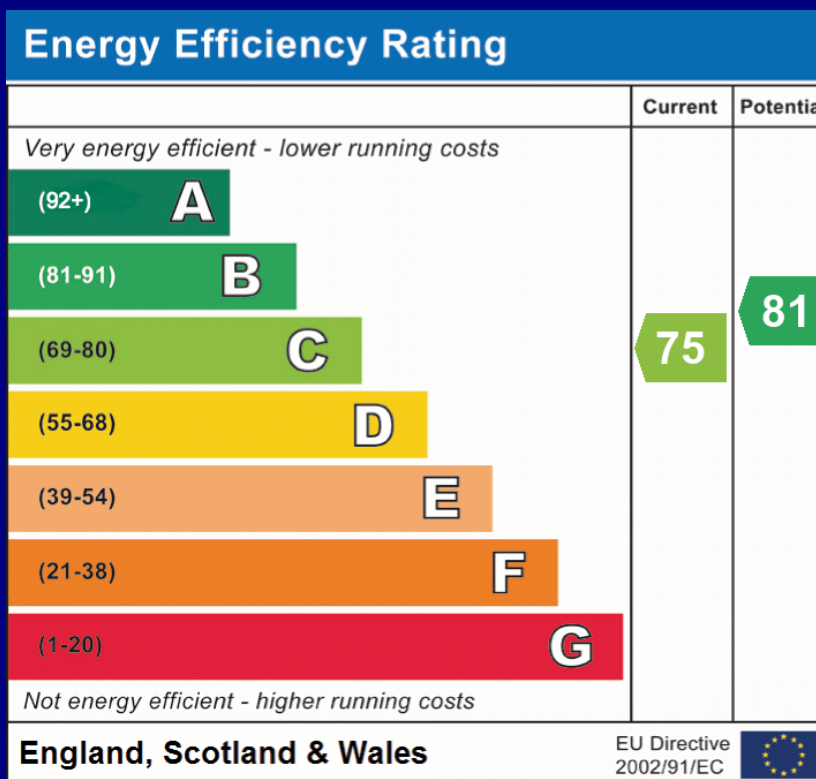




Outside

The property is approached via footpath leading to a step to the entrance door. A shared driveway allows access to an allocated parking space which is located behind the rear garden.

The landscaped and low maintenance rear garden is fully enclosed with a side pedestrian gate. A patio, adjacent to the kitchen, provides an ideal space for outdoor entertaining and al fresco dining. Steps with decorative borders retained by wooden sleepers lead to a further paved area.



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

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.