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LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8HF



BEAUTIFULLY PRESENTED AND MODERN THREE BEDROOM SEMI DETACHED PROPERTY, SITUATED IN A POPULAR RESIDENTIAL LOCATION. THE DWELLING OFFERS A DRIVEWAY, GARAGE AND GARDENS AND IS LOCATED IN CLOSE PROXIMITY TO VARIOUS LOCAL AMENITIES. EARLY VIEWING RECOMMENDED.

£325,000 Freehold

This beautifully presented and modern three-bedroom semi-detached property is situated in the popular residential development of Bursledon Green. Built of standard construction with a timber frame and brick elevations to the exterior, under a pitched tiled roof, the dwelling benefits from double glazing, gas fired heating and a separate hot water storage tank (which uses the solar panels). Having undergone a number of improvements by the current vendor, the dwelling also offers solar panels and an EV charger.

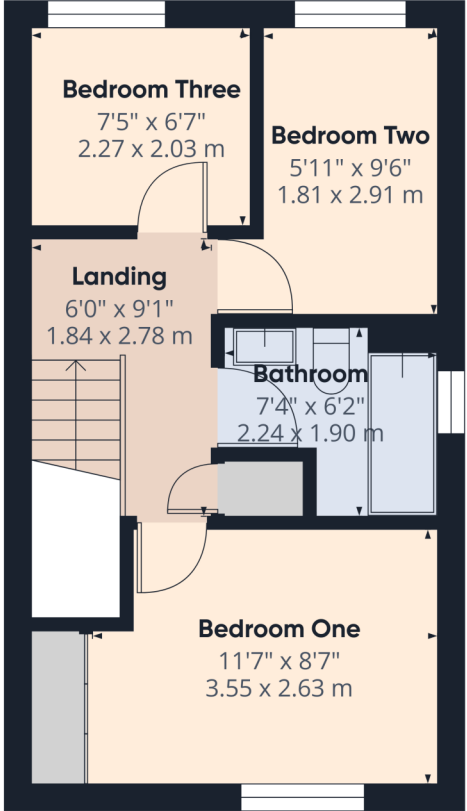
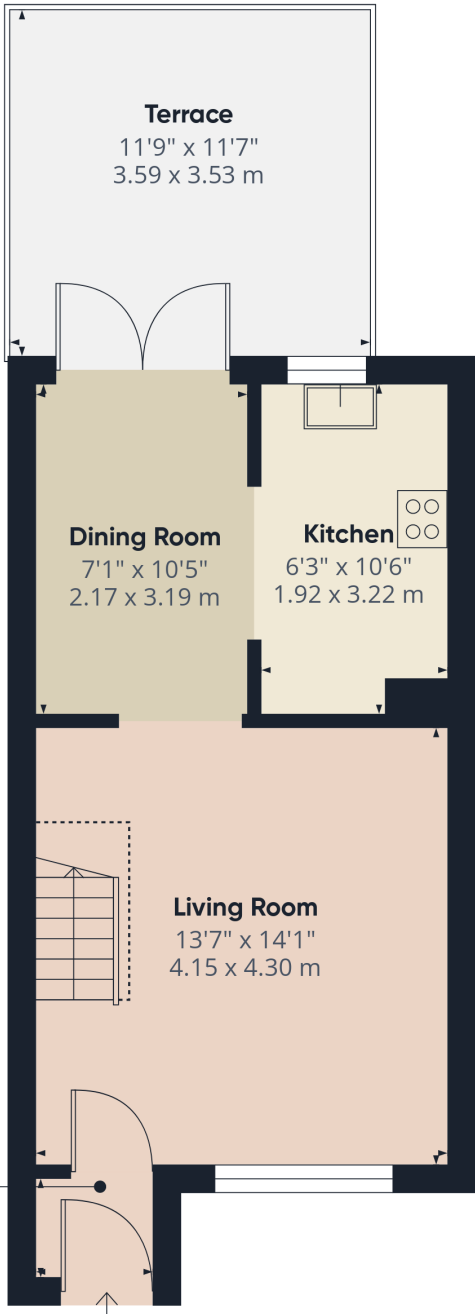
Neutrally decorated throughout, this lovely dwelling comprises a porch, living room, dining room and kitchen on the ground floor. On the first floor are three bedrooms and a bathroom. Outside are gardens front and rear a driveway and garage.

Lionheart Way is ideally situated for commuters with nearby access to the A/M27. Bursledon Green 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.

With its combination of comfort, style, convenience, and location, this delightful property offers an excellent opportunity for those seeking a well-appointed starter or family home. Call us today to arrange a viewing.



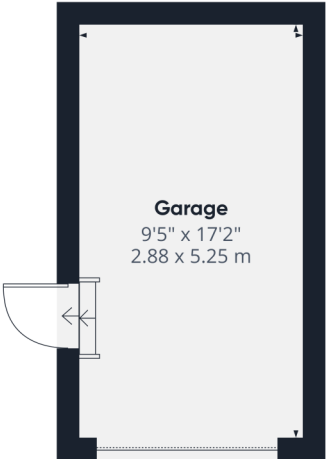
Porch
4'1" x 3'5"
1.27 x 1.06 m



Approximate total area⁽¹⁾
820 ft²
76 m²

Balconies and terraces
136 ft²
12.6 m²

Reduced headroom
16 ft²
1.5 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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, 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, The Hamble Secondary School is the catchment 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 Accommodation

Upon stepping into the property, you are welcomed into an enclosed porch, with electric underfloor heating, offering space to de boot and hang your outdoor wear. A door opens into the living room, a well-proportioned space featuring an electric wall mounted fire, enhancing the cosy ambience, making this perfect for relaxing at the end of a busy day. There is a front elevation window, stairs rising to the first floor and an opening into the dining room.



The dining room flows into the kitchen and benefits from French doors opening onto the raised terrace. The shaker style kitchen comprises a range of matching wall and floor mounted units with a worksurface over. A 1½ bowl sink and drainer sit beneath a rear elevation window. Appliances include a Zanussi oven with induction hob and an extractor hood above and integrated Bosch dishwasher. There is appliance space for a washing machine and fridge/freezer.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a storage cupboard and a loft hatch into the attic space. Bedroom one is a double room with a front elevation window and fitted wardrobe with sliding mirror fronted doors. Bedrooms two and three both present rear elevation windows offering views over the rear garden. The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

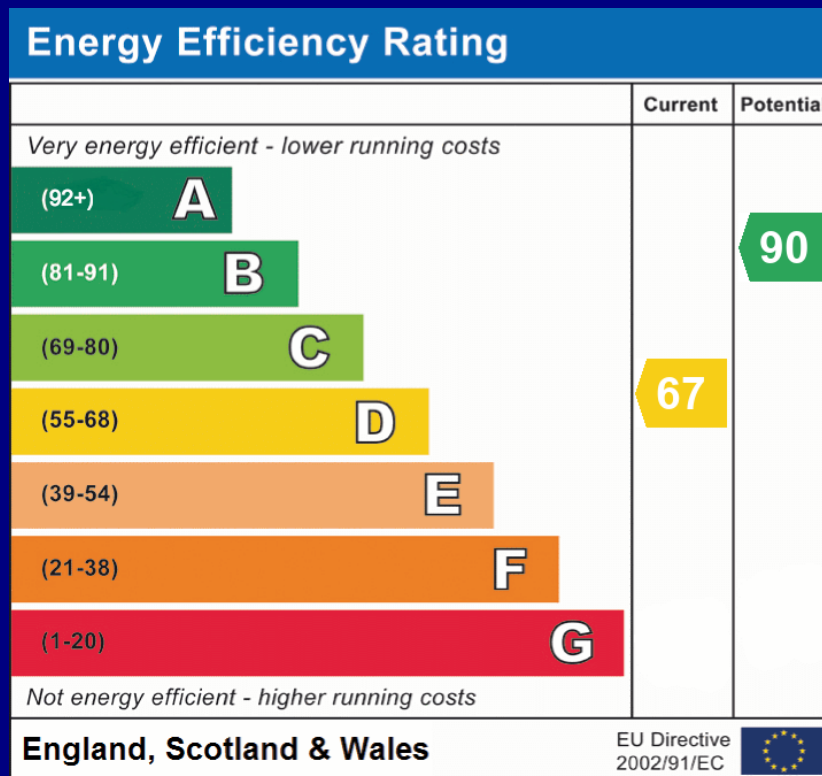


Outside

The property is approached via a block paved driveway providing off-road parking for multiple vehicles and leading to the garage. A footpath leads to the entrance door. The front garden is largely laid to shingle with a variety of plants and shrubs. The garage, currently utilised as a workshop, benefits from an up and over door to the front aspect and a pedestrian door to the side. There is storage within the eaves, power and lighting.

The rear garden is predominantly enclosed by timber fencing with access to the driveway from the terrace. This lovely southerly aspect garden is largely laid to shingle with decorative planted borders containing an array of established plants and shrubs. A decked terrace, with an electronically operated awning, is accessed from the dining room providing an idyllic spot for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 £1,721.44.

UTILITIES: Mains gas, electricity, water and drainage.

SOLAR PANELS: Owned solar panels.

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.