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LONSDALE GARDENS, PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON, SO31 8JY



DELIGHTFUL TWO/THREE BEDROOM DETACHED CHALET STYLE BUNGALOW WITH A DRIVEWAY AND GARAGE, NESTLED IN A GATED DEVELOPMENT OF JUST THREE DWELLINGS. BOASTING EXCELLENT TRANSPORT LINKS AND IN CLOSE PROXIMITY TO LOCAL AMENITIES, EARLY VIEWING IS A MUST. NO FORWARD CHAIN.

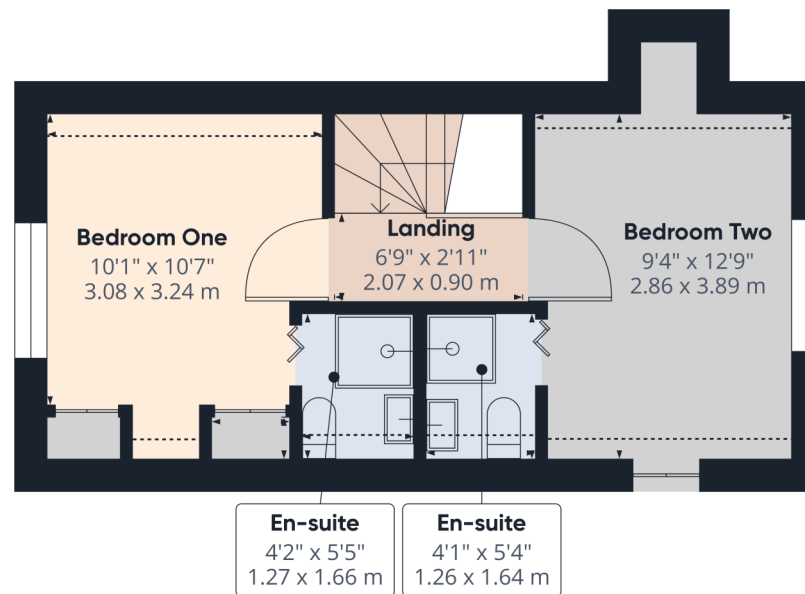
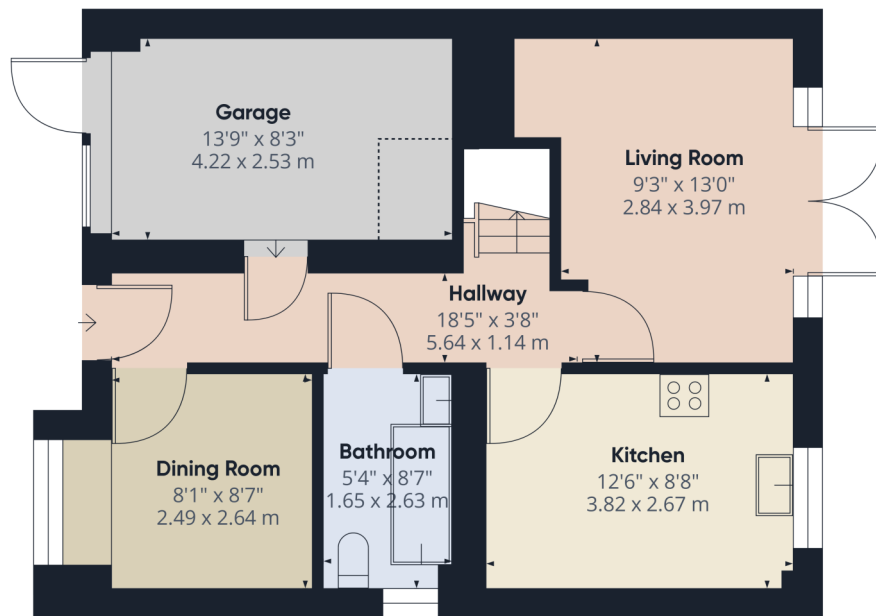
Guide Price £400,000 to £425,000 Freehold

Beautiful two/three bedroom detached chalet style bungalow nestled in a gated development of just three dwellings in a highly popular residential location. The property is neutrally decorated throughout and benefits from double glazing and gas fired heating with underfloor heating to the ground and first floor.

The property offers versatile living accommodation and briefly comprises of a hallway, living room, dining room, kitchen, bathroom and two bedrooms, both with en-suite facilities. There is an integral garage, driveway and gardens to the front and rear.

Located in a popular area, the dwelling provides easy access to public transport links and the A/M27 making daily commuting a breeze. Families will appreciate the proximity to nearby schools and the availability of local amenities, ensuring essential needs are within easy reach.

In summary, this detached chalet style bungalow offers a fantastic opportunity for those seeking a comfortable home offering flexible living accommodation. Call us today to arrange a viewing and experience firsthand all this property has to offer.



Approximate total area⁽¹⁾

879.84 ft²

81.74 m²

Reduced headroom

47.25 ft²

4.39 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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.

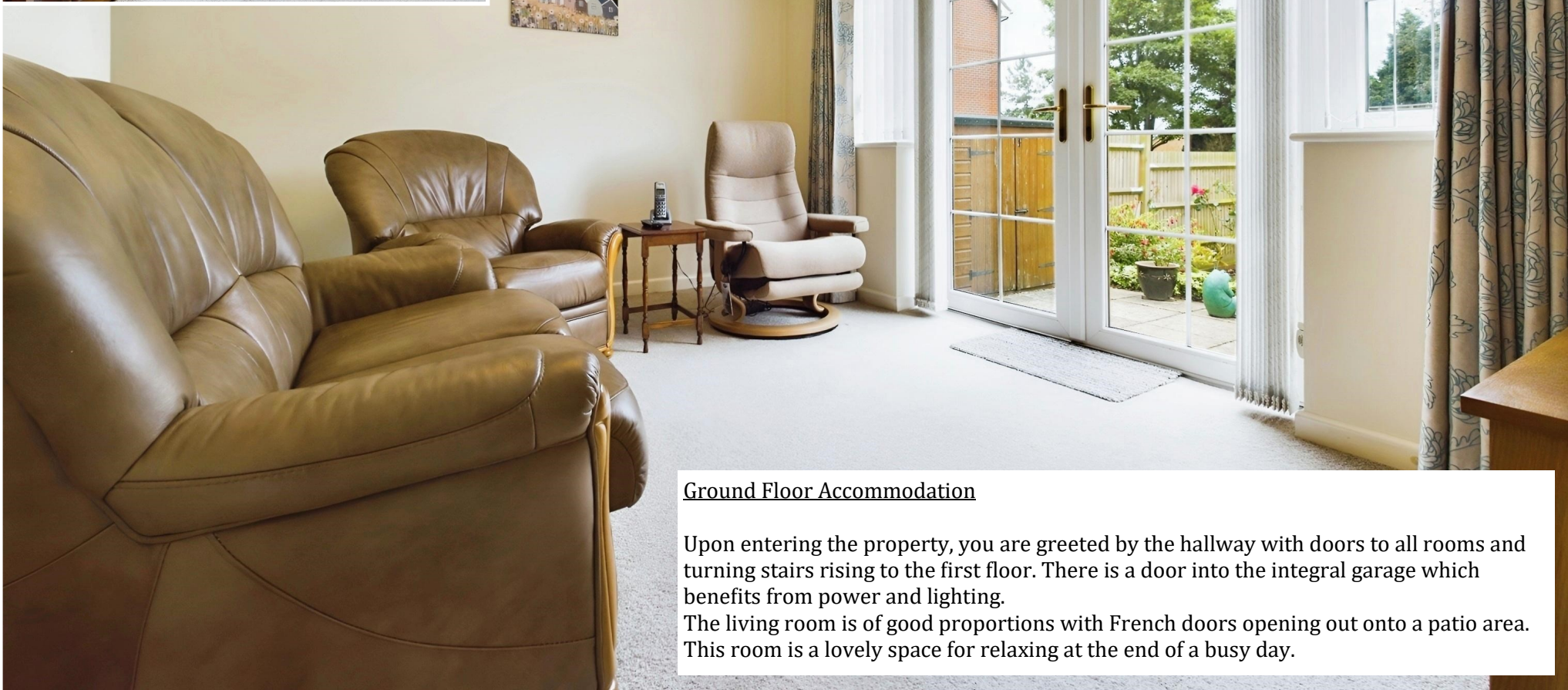
Bursledon Windmill was built in 1814. The mill is a five storey tower mill with a stage at first floor level. The four Common sails are carried on a wooden windshaft, which also carries the wooden brake wheel. This drives the wooden wallower, located at the top of the wooden upright shaft. The wooden great spur wheel at the bottom of the upright shaft drives three pairs of underdrift millstones.

The Bursledon Brickworks, based in the village of Swanwick, was founded in 1897 and produced the famous Fareham red brick. Today it is the last surviving example of a Victorian steam powered brickworks in the country. The brickworks were sold to Hampshire Buildings Preservation Trust and can be visited as the Bursledon Brickworks Industrial Museum.

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 Accommodation

Upon entering the property, you are greeted by the hallway with doors to all rooms and turning stairs rising to the first floor. There is a door into the integral garage which benefits from power and lighting. The living room is of good proportions with French doors opening out onto a patio area. This room is a lovely space for relaxing at the end of a busy day.



The kitchen comprises of a comprehensive range of wall and floor mounted units with a roll-top worksurface over. Integrated appliances include a built-under oven, four ring gas hob with an extractor hood over, washing machine and a fridge freezer. A stainless-steel sink and drainer sit beneath a rear elevation window providing views over the garden.

The dining room is located to the front aspect and boasts a pretty bay window overlooking the property frontage. This room is a versatile space which would equally lend itself to being utilised as a study or even a ground floor bedroom.

The bathroom is fully tiled and presents an obscured window to the side elevation. The three-piece suite comprises of a panel enclosed bath, pedestal wash hand basin and a low-level WC.



First Floor Accommodation

Ascending to the first-floor landing there are doors to bedrooms one and two. Both bedrooms are doubles with bedroom one offering a front elevation window and bedroom two having a window to the rear aspect and a Velux window to the side. Both rooms have the added benefit of storage within the eaves, ingeniously utilising the space available. Each bedroom boasts its own en-suite with a corner shower cubicle, wash hand basin and a WC. The en-suites offer Velux windows to the side elevation.


Outside

The property is approached from Providence Hill via a gated entrance. The dwelling itself presents a block paved driveway leading to a garage with electric double doors to the front aspect. The front garden area is laid to shingle and a footpath leads to the entrance door under a storm porch. There is a timber pedestrian gate to the side of the dwelling, allowing access into the rear garden.

The rear garden is enclosed by timber fencing and boasts a patio area adjacent to the living room which offers an idyllic spot for outdoor entertaining and al fresco dining. There are steps down to an area laid to lawn with decorative planted borders. There are two timber sheds providing plentiful storage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D - Eastleigh Borough Council.
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

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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.