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## WESTFIELD CLOSE, HAMBLE, SOUTHAMPTON, SO31 4LG



**SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE POPULAR RESIDENTIAL LOCATION OF HAMBLE. WITHIN IN CLOSE PROXIMITY TO LOCAL AMENITIES AND SOUTHAMPTON WATER. VIEWING RECOMMENDED.**

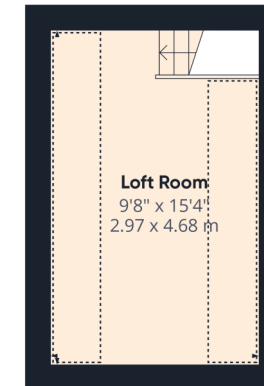
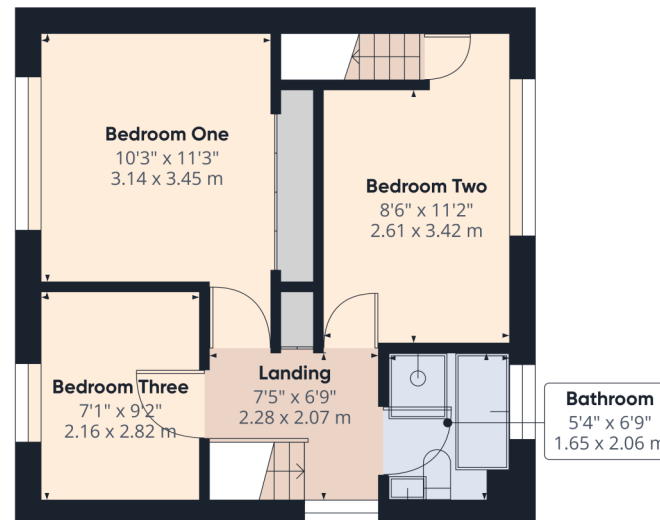
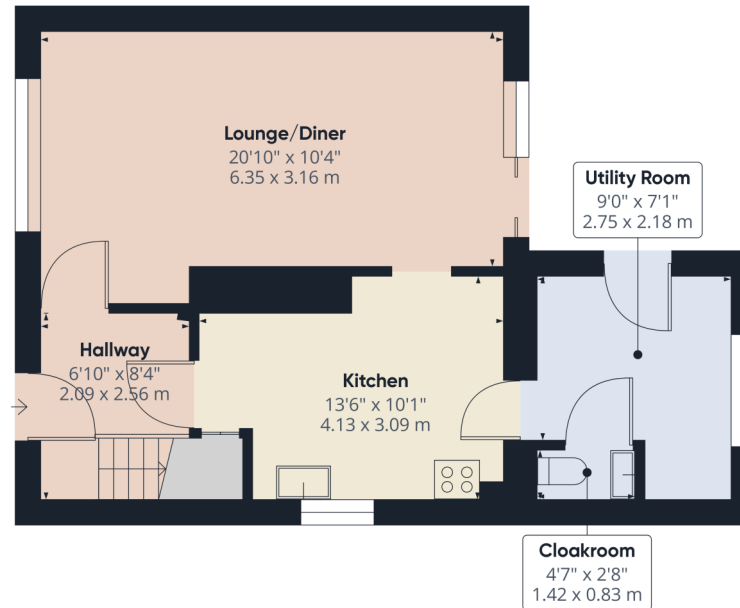
**Guide Price £300,000 to £325,000 Freehold**

This deceptively spacious three bedroom semi-detached property offers the discerning purchaser the opportunity to further improve. The dwelling is situated in a popular cul-de-sac in the village of Hamble. It is in close proximity to a number of local amenities and various riverside and woodland walks.

The ground floor comprises of a hallway, lounge/diner, kitchen, utility room and cloakroom. On the first floor are three bedrooms and a family bathroom. There is the added bonus of a loft room on the second floor. Externally, the property benefits from a driveway and an enclosed rear garden.

### Key Features

- *Three Bedroom Semi-Detached House*
- *Lounge/Diner*
- *Recently Fitted Kitchen*
- *Utility Room*
- *Cloakroom*
- *Family Bathroom*
- *Driveway*
- *Front And Rear Gardens*
- *Close Proximity to Local Amenities*
- *Close Proximity to Southampton Water*



Approximate total area<sup>(1)</sup>

1073.23 ft<sup>2</sup>  
99.71 m<sup>2</sup>

Reduced headroom

62.47 ft<sup>2</sup>  
5.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

## The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point Marina, Port Hamble Marina and Mercury Marina.

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike.

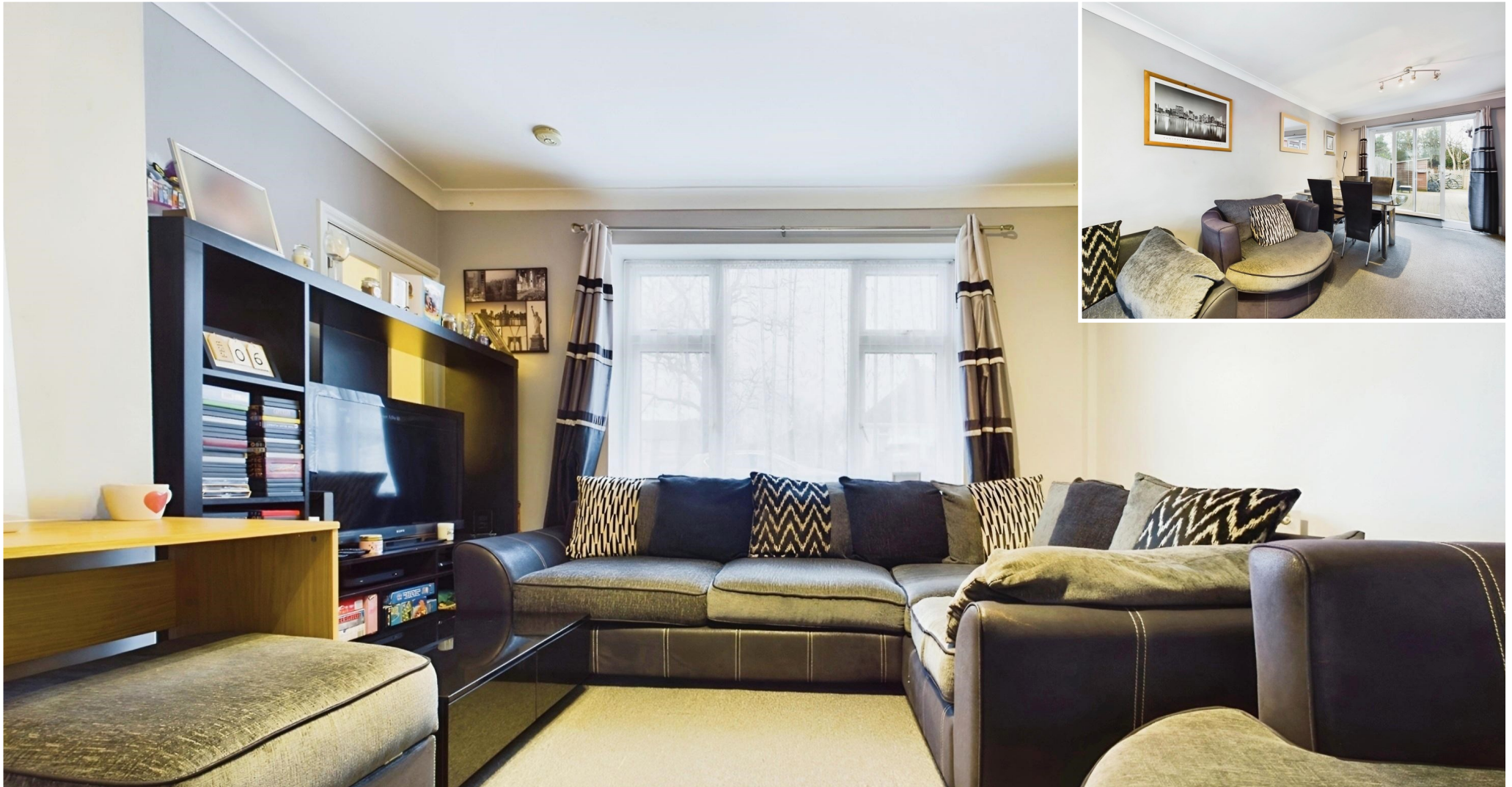
Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina.

Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.





### Ground Floor Accommodation

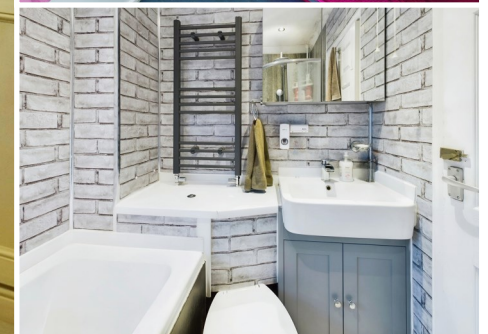
Entry is via a UPVC double glazed door with obscured lead light inserts, here you will find a hallway with ample space to hang your coats. There are stairs rising to the first-floor landing and doors to the living room and kitchen.

The lounge/diner is of good proportions and benefits from a UPVC double glazed window to the front elevation and sliding patio doors to the rear, which open onto an area of wooden decking. This room boasts plentiful natural light and is the perfect space to gather, entertain or simply unwind at the end of a busy day.



An opening leads into the kitchen, which may also be accessed from the hallway. Comprising of a range of recently fitted, matching wall and floor mounted units with a square edged, granite effect worksurface over. Offering space for a freestanding oven with an extractor hood over, space for a fridge freezer and a stainless-steel sink and drainer, there is ample opportunity here to indulge in your culinary adventures.

The ground floor accommodation also offers a good-sized utility room, providing access into the rear garden, and a downstairs cloakroom with a wash hand basin and low-level WC.



### First Floor Accommodation

The landing has a side elevation UPVC double glazed window, doors to principal rooms and a loft access point.

Generously sized, bedroom one, to the front elevation, offers fitted mirror fronted wardrobes with sliding doors and fitted bedroom furniture including overhead lockers and single wardrobes. Bedroom two is located at the rear of the property and has a door providing access via a staircase to a loft room with a Velux window. Bedroom three offers a front elevation UPVC double glazed window and fitted wardrobes.

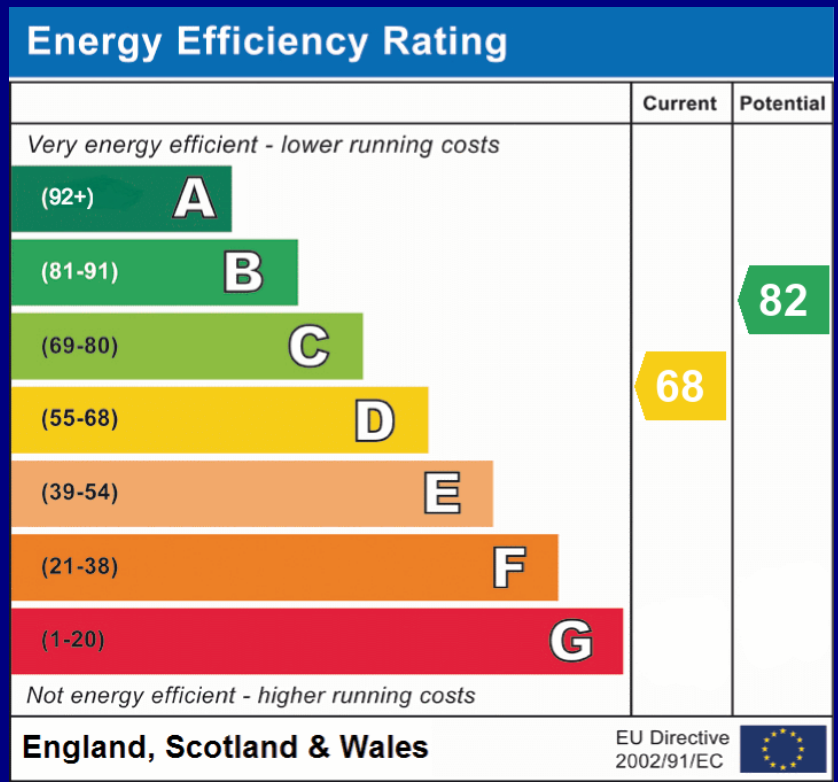
The well-equipped bathroom comprises of a panel enclosed bath, corner shower cubicle, wash hand basin with a vanity unit beneath and a low-level WC. There is also a mirror fronted cabinet and heated towel radiator.



### External

The front of the property is edged with a small brick wall. Approached by a driveway, the front garden is mainly laid to lawn. A wooden pedestrian gate allows access into the rear garden.

The split-level rear garden is enclosed by timber fencing and offers an area of raised wooden decking adjacent to the property, which is perfect for outdoor dining. There is a block paved patio with a raised border and wooden storage shed. Steps lead to the lower level of the garden.



**COUNCIL TAX BAND: A - Eastleigh Borough Council**

**UTILITIES: Mains gas, electric and water**

**We have been advised by the vendors that the property was originally constructed of pre-cast reinforced concrete and has since undergone a brick and block reconstruction/conversion in circa 1990.**

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

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://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.