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## DILIGENCE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8GU



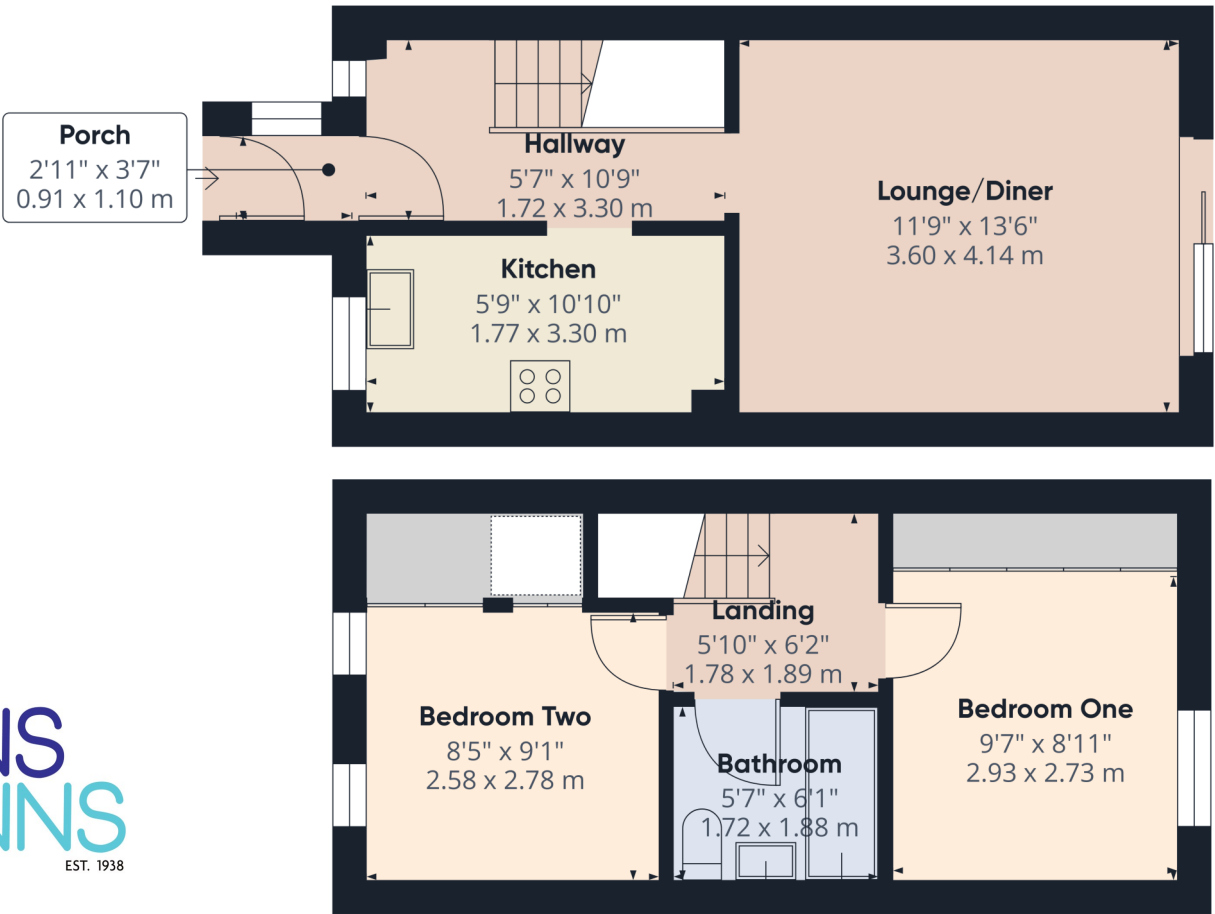
**BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED PROPERTY IN A HIGHLY POPULAR RESIDENTIAL DEVELOPMENT.  
BOASTING MODERN INTERIORS, GARDENS AND ALLOCATED PARKING, EARLY VIEWING IS RECOMMENDED  
TO AVOID DISAPPOINTMENT.**

**£260,000 Freehold**

We are thrilled to offer this beautifully presented two-bedroom terraced house in a popular residential location. Bursledon Green is situated 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.

Built of brick elevations to the exterior, under a pitched tiled roof, the dwelling benefits from double glazing and gas fired heating. The accommodation is neutrally decorated throughout and benefits from a lounge/diner and modern fitted kitchen to the ground floor. On the first floor, are two double bedrooms and a contemporary bathroom. Externally, there is an allocated parking space (demised), and gardens front and rear.

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



Approximate total area<sup>(1)</sup>  
553 ft<sup>2</sup>  
51.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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



## 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.

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 School (for children 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

The property welcomes you into an enclosed porch offering space to de boot prior to entering the hallway. A door opens into the hallway providing access to principal rooms and stairs rising to the first floor, with a useful understairs cupboard. Laminate flooring flows into the lounge/diner. The lounge/diner is a light and airy space, perfect for both relaxing and entertaining. Sliding patio doors open onto the patio area.





The modern kitchen benefits from a front elevation window and comprises a range of matching wall and floor mounted units with a worksurface over. There is space for a freestanding oven, fridge freezer and washing machine.





## First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms and a loft hatch. Bedroom one is a lovely double room with a rear elevation window and fitted wardrobes with mirror fronted sliding doors. Bedroom two, another double room, presents two front elevation windows, a fitted wardrobe and cupboard. The contemporary bathroom benefits from tiled walls and comprises a panel enclosed bath with a rainfall effect shower over, vanity wash hand basin and a concealed cistern WC. There is a heated towel radiator and extractor fan.



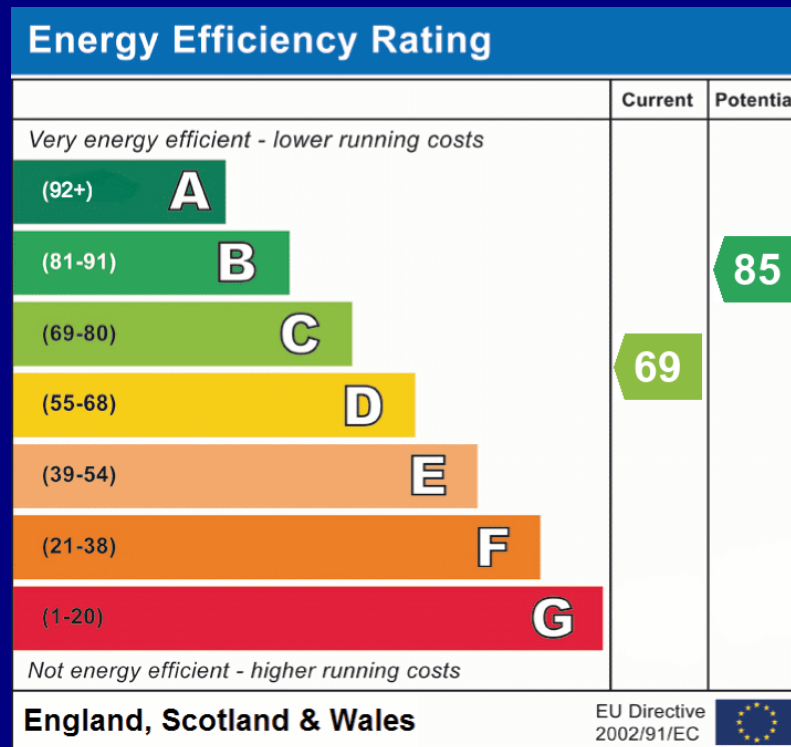




### Outside

The property is approached by a paved footpath leading to the enclosed porch. The southerly aspect rear garden is fully enclosed by timber fencing and is largely laid to lawn. A patio area, adjacent to the dwelling, offers a lovely spot for outdoor entertaining and al fresco dining. A pathway leads to the foot of the garden where you will find a storage shed and a pedestrian gate providing access to the allocated parking space.





**COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 £1721.44.**

**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**

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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.