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## DENZIL AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BA

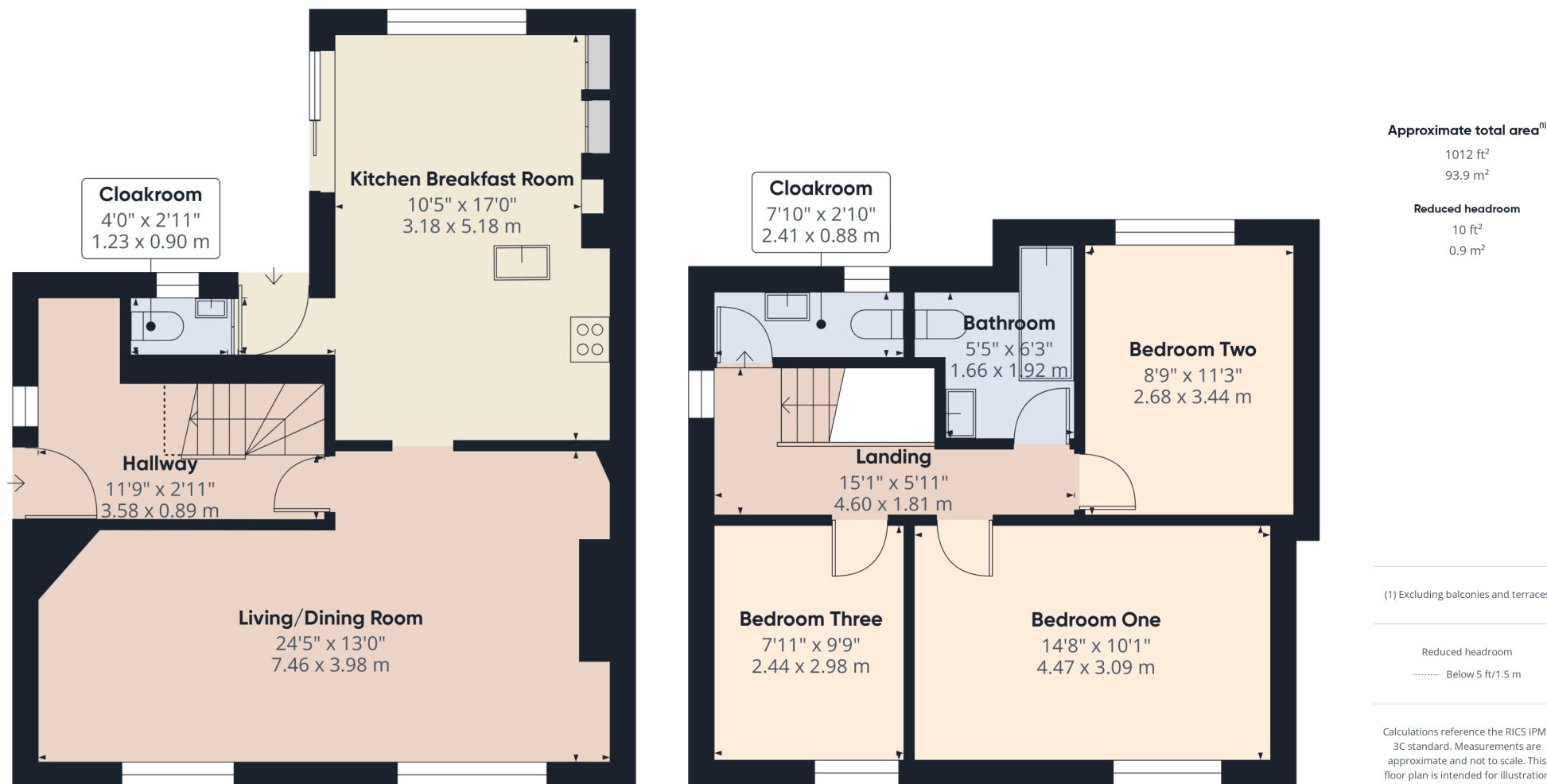


**WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY, OCCUPYING A CORNER PLOT, SITUATED IN THE POPULAR AND HISTORIC LOCATION OF NETLEY ABBEY. THE DWELLING IS IN CLOSE PROXIMITY TO BOTH SOUTHAMPTON WATER AND THE ROYAL VICTORIA COUNTRY PARK. EARLY VIEWING RECOMMENDED.**

**£398,000 Freehold**

Manns & Manns are thrilled to market this well-presented three bedroom semi-detached property on a corner plot located in the popular residential location of Netley Abbey. The dwelling offers comfortable and homely accommodation designed to meet the demands of modern living. The property is built of brick elevations to the exterior with a roughcast render finish, and benefits from a recently replaced roof in natural slate. Arranged over two floors, the ground floor comprises a hallway, living/dining room, kitchen breakfast room, and a cloakroom. On the first floor are three double bedrooms, a bathroom, and a further cloakroom. Outside, a driveway provides that all important off-road parking, there are gardens front and rear.

The location of the property is a key highlight with the Royal Victoria Country Park, Southampton Water and various local amenities within striking distance. Whether you are seeking the convenience of village life or searching for a home granting access to picturesque waterside or woodland walks, this lovely property offers you the best of both worlds. Call us today to arrange a viewing.



### The Local Area

The property is set in the beautiful waterside village of Netley and is situated close to Netley Abbey Ruins and Southampton Water. Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

The Royal Victoria Country Park is also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Royal Victoria Country Park, once the home of the biggest military hospital in the Victorian Empire, this 200-acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself.

Netley village offers a range of local shops, a number of public houses and there is a good choice of schools within the vicinity. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo, it is also within close distance of local sailing clubs.



## Ground Floor Accommodation

Upon entering the property you are welcomed into the hallway offering space to de-boot and hang your outdoor wear. There is a door into the living/dining room and stairs rising to the first floor. The living/dining room is an inviting and well-proportioned space filled with natural light courtesy of two front elevation windows. This room is, in our opinion, perfect for relaxing at the end of a busy day.



An opening leads into the kitchen breakfast room, a lovely space with sliding doors opening onto the patio and a rear elevation window boasting views over the garden. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over, and a breakfast bar which is ideal for informal dining. There is a stainless steel sink and drainer, built under electric oven, four ring gas hob with an extractor hood above, integrated dishwasher and appliance space for a fridge freezer. The kitchen benefits from a pantry cupboard and a utility cupboard, providing power, space and plumbing for a washing machine and tumble dryer. There is a pedestrian door to the rear garden and a door into the cloakroom comprising a wash hand basin and WC.



### First Floor Accommodation

Ascending to the first floor, the landing offers a side elevation window and doors to all rooms. An insulated loft hatch and pull down ladder allow access into the boarded attic space. Bedroom one is a well-proportioned double room with a front elevation window and a fitted wardrobe system. Bedrooms two and three, both doubles, benefit from windows to the rear and front elevations respectively. The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin with storage beneath and a WC. There is a heated towel radiator and extractor fan. The first floor offers the added convenience of a separate cloakroom, perfect for families, offering a wash hand basin and WC.

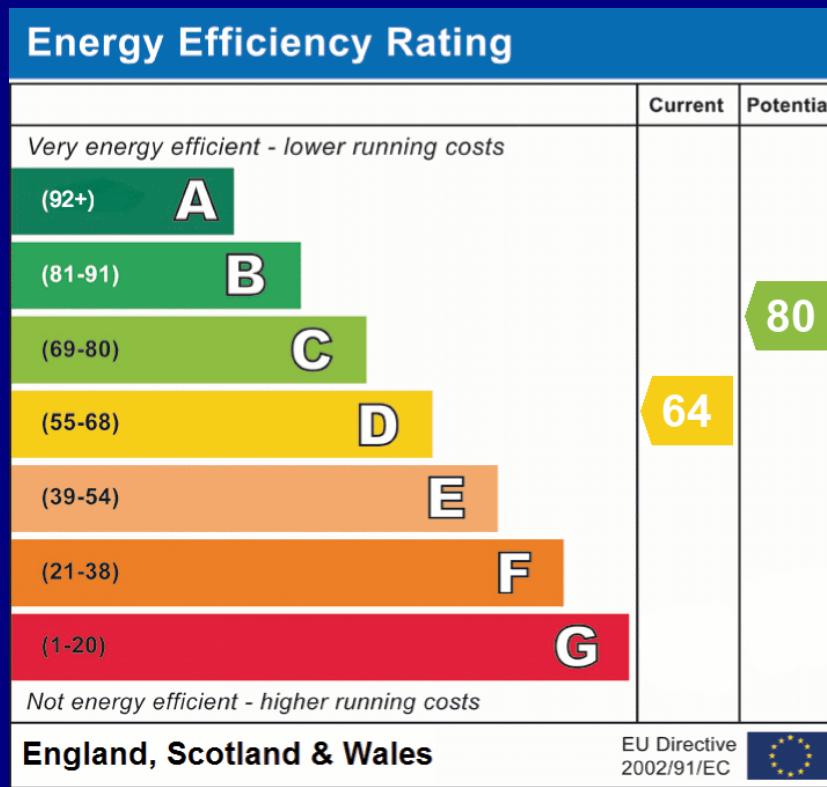


## Outside

The property is approached by a driveway providing off-road parking. A pathway leads to the entrance door and a pedestrian gate into the rear garden. The front garden is largely laid to lawn.

The rear garden is enclosed by a combination of timber fencing and hedgerow and is predominantly laid to lawn with planted borders containing a mixture of plants, shrubs and trees. A patio, adjacent to the dwelling, offers an idyllic spot for outdoor entertaining and al fresco dining. Stepping stones lead to a timber shed offering useful storage and opening out to a hardstanding potting area at the rear.





**COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 £2,046.70.**

**UTILITIES: Mains gas, electricity, water and drainage.**

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

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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.