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## LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8HF



**DELIGHTFUL TWO BEDROOM DWELLING IN THE POPULAR RESIDENTIAL LOCATION OF BURSLEDON GREEN WITH DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN. OFFERED WITH NO FORWARD CHAIN. VIEWING RECOMMENDED.**

**£280,000 Freehold**

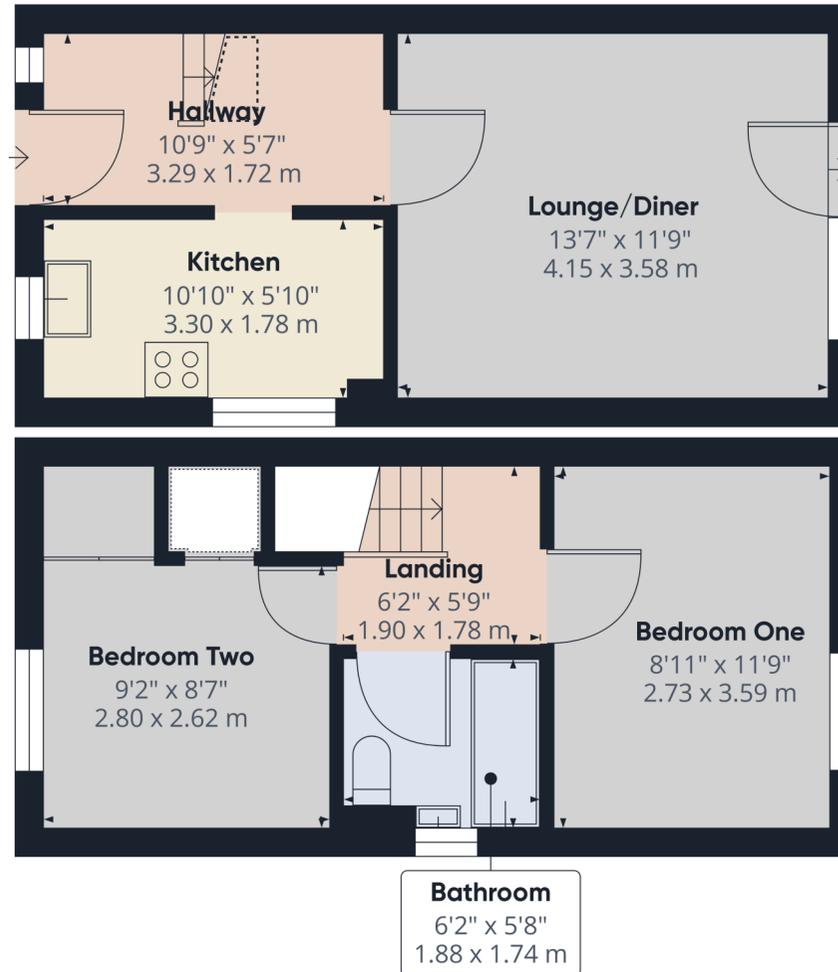
This lovely, two-bedroom cluster house is located in the ever-popular residential development of Bursledon Green. The property is situated in close proximity to a range of amenities including Tesco Bursledon Superstore and Lowford Village, which offers a number of local shops, eateries, a library and community centre. Neutrally and recently redecorated, with electric heating, this property would be an ideal starter or family home. There may be potential future development opportunity to extend to the side aspect (subject to planning permission).

Briefly, the ground floor accommodation comprises of a lounge/diner and kitchen. There are two bedrooms and a bathroom on the first floor. Externally, there is a driveway and enclosed rear garden.

In summary, this property presents an excellent opportunity for those seeking a home that they can make their own and is set in a location boasting both convenience and accessibility. Call us today to arrange a viewing.

### **Key Features**

- *Lounge/Diner*
- *Kitchen*
- *Two Bedrooms*
- *Bathroom*
- *Driveway*
- *Enclosed Rear Garden*
- *Close Proximity To Local Amenities*



Approximate total area  
544.64 ft<sup>2</sup>  
50.6 m<sup>2</sup>

Reduced headroom  
6.06 ft<sup>2</sup>  
0.56 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.

GIRAFFE360

## **Bursledon**

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 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

Entry to the property is via a double glazed UPVC door. Here you are greeted by the hallway, with parquet flooring, doors to principal rooms and stairs rising to the first floor. A cupboard houses the electric meter.

There is an opening into the kitchen, which comprises of a range of matching wall and floor mounted units with a wooden worksurface over. This rooms benefits from windows to the side and front aspects. There is a spot to house an electric oven with an extractor hood over, space and plumbing for a washing machine and further appliance space. This tidy kitchen also benefits from the added convenience of a breakfast bar.

The well-proportioned lounge/diner is a lovely space for gathering and entertaining or simply relaxing at the end of the day. There is a rear aspect window and half panel double glazed UPVC door opening onto the rear garden.



### First Floor Accommodation

Ascending to the first floor there are doors to all rooms and a loft access point.

Bedroom one offers a rear elevation window overlooking the garden and a ceiling light with a fan.

Bedroom two presents a front aspect window and has the added benefit of a walk-in cupboard. A half height cupboard houses the hot water cylinder.

The bathroom suite comprises of a panel enclosed bath with a shower attachment over, an inset wash hand basin with a vanity unit beneath and a low-level WC.

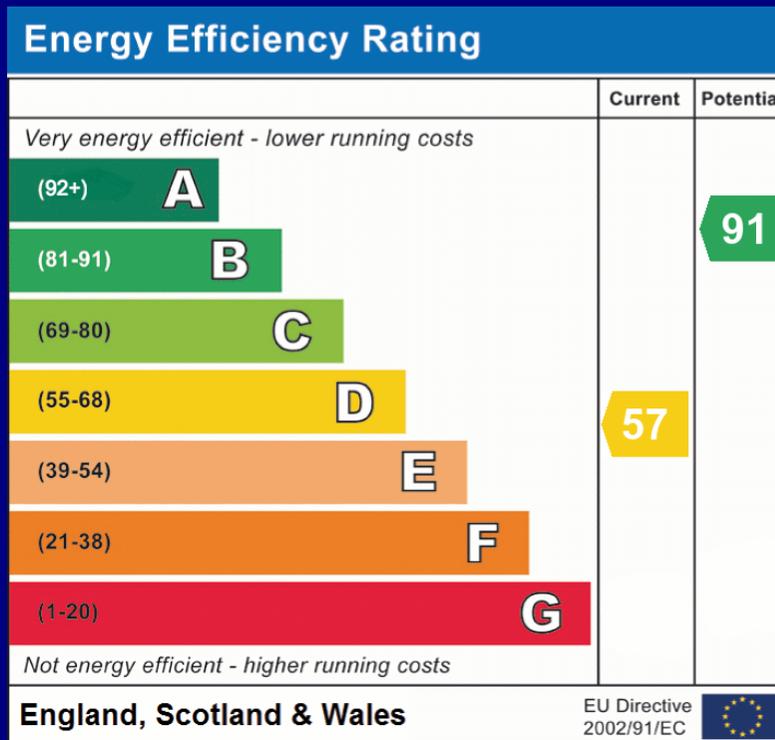


## Outside

The property is approached by a driveway, providing off-road parking. A wooden pedestrian gate allows access into the rear garden. The front garden is mainly laid to pea shingle with a decorative hedge border to the front and a pretty palm tree. A pathway and steps lead to a canopied porch.

The rear garden is enclosed by timber fencing and is largely laid to lawn with a seating area adjacent to the property, offering the ideal spot for outdoor entertaining and al fresco dining. The well-maintained garden boasts a number of mature shrubs and trees enhancing privacy. A pea shingle and flagstone pathway lead to the timber shed and a further patio area at the foot of the garden.





**COUNCIL TAX BAND: B Eastleigh Borough Council**  
**UTILITIES: Mains electric, water and drainage.**  
**Viewings strictly by appointment with Manns and Manns only.**  
**To arrange a viewing please contact us.**

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