



**2 Busketts Way, Ashurst, Southampton, Hampshire  
SO40 7AE**

**£500,000**

Suitable for cash buyers only, this detached bungalow offers scope huge potential for improvement and indeed redevelopment subject to the necessary consents. The current property we believe is structurally unsound and hence unsuitable for mortgage purposes.

**Tel: 02380 284411**

**[fells-gulliver.com](http://fells-gulliver.com)**



**Accommodation**

A single storey detached residence in a highly requested position within Ashurst. Situated in a super plot, the accommodation is flexible and does offer a self contained annexe. The property is unsuitable for lending purposes yet does offer potential for rebuilding or indeed redeveloping the site. Please contact us for further information prior to booking a viewing.

**Area guide**

Ashurst lies on the eastern fringes of the New Forest, close to the coastal beaches of the Solent, both providing a range of outdoor and sporting activities. The village itself has a great selection of shops and amenities, including a mini supermarket, restaurants, newsagents, hairdressers, country pubs, and vets. Ideally located, there is a mainline link to

London Waterloo from Ashurst railway station and motorway access to the M27. The bustling city of Southampton is just 6 miles away

**Buyer information and fee disclosure**

We are offering this property on an 'unconditional' basis and the successful buyer will be required to pay 1.5% plus VAT of the exchanged purchase price to the estate agents.

**Directional Note**

**Viewing**

Strictly by prior appointment please.

Fells Gulliver  
30 High Street  
Lyndhurst  
Hampshire  
SO43 7BG  
02380 284411  
lyndhurst@fells-gulliver.com

**Important Note**  
For clarification we wish to inform prospective purchasers that these particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form any part of a contract. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there is a particular point which is of importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

**Photographs**  
Photographs are reproduced for information only and do not infer that any items shown are included within the sale.

**Special Note**  
If you would like a valuation on your property, please telephone our Lyndhurst office on 02380 284411 or email lyndhurst@fells-gulliver.com

Our full register of properties can be seen on the internet [www.fells-gulliver.com](http://www.fells-gulliver.com)