



**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.

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