

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938



VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5JF



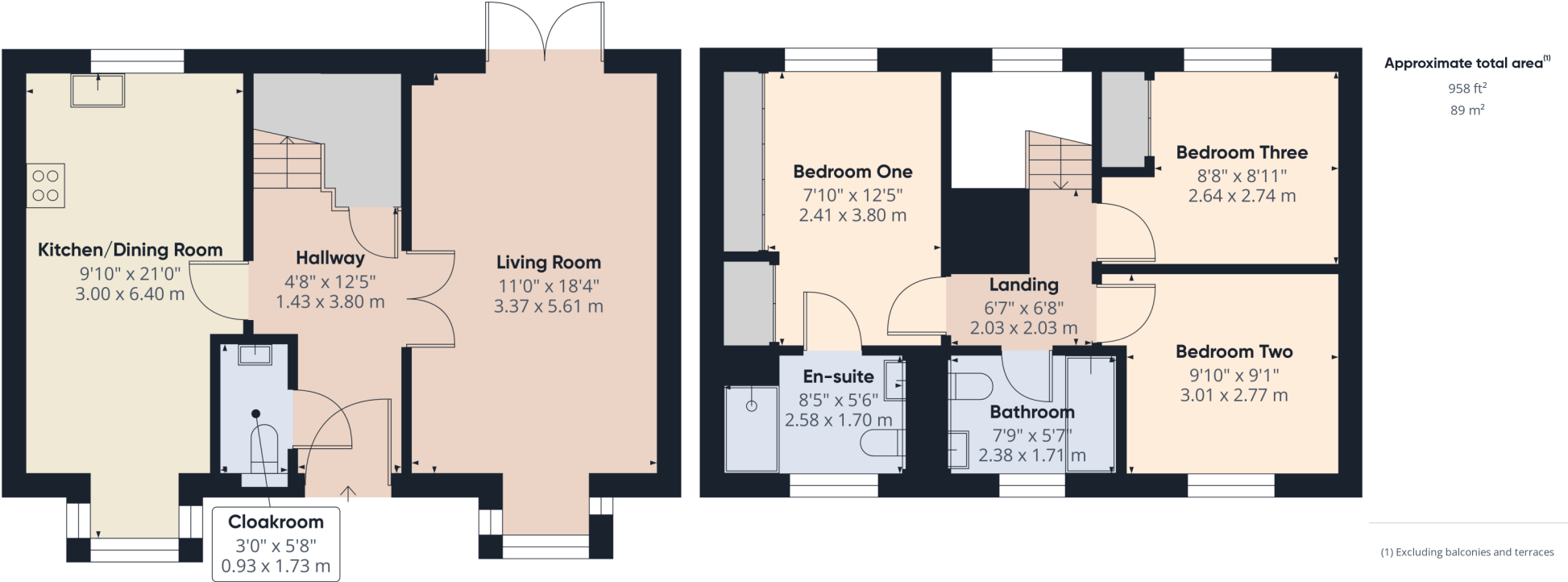
MODERN AND BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE, SITUATED IN A POPULAR RESIDENTIAL LOCATION WITH SPACIOUS AND CONTEMPORARY INTERIORS. THE PROPERTY BOASTS TWO ALLOCATED PARKING SPACES. EARLY VIEWING IS A MUST TO AVOID DISAPPOINTMENT.

£425,000 Freehold

Manns & Manns are delighted to offer this modern and well presented three bedroom detached house in a popular residential location. Built in 2022, of brick elevations to the exterior, under a tiled roof, the dwelling retains the residue of its 10-year new build warranty. This superb house stands out by its beautiful condition, boasting a modern aesthetic that has been maintained to a high standard.

Arranged over two floors, the ground floor comprises a hallway, living room, kitchen/dining room and a cloakroom. On the first floor are three double bedrooms, with an en-suite to the principal bedroom, and a family bathroom. Outside, the property benefits from a lovely, landscaped garden and two allocated parking spaces.

One of the key highlights is the location on offer. The house is situated in close proximity to the historical ruins of Netley Abbey, Westwood Woodland Park and the Royal Victoria Country Park, adding a rich cultural imprint to the living experience. In our opinion, this property strikes the perfect balance of comfort and convenience whilst maintaining close proximity to local amenities, eateries, coffee shops, green spaces and Southampton Water. Call us today to arrange a viewing and experience first hand all this house has to offer.



The Local Area

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 in close proximity to 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 offers a range of local shops and a choice of public houses. 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 doors to all rooms, turning stairs rising to the first floor and a useful understairs storage cupboard. The tiled flooring flows into the kitchen/dining room and cloakroom.

The light and airy living room is a lovely space for both relaxing and entertaining. There is a bay window to the front elevation and French doors to the rear, opening onto the patio area.

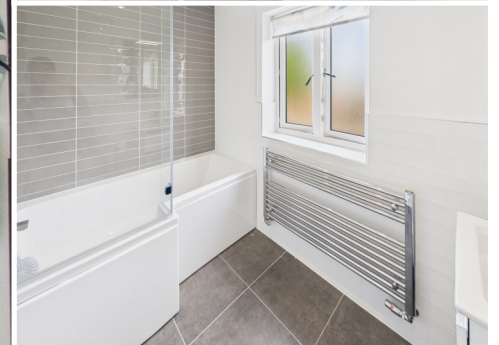


The kitchen/dining room, akin to the living room, runs the depth of the property and offers a bay window to the front elevation and a window to the rear, providing views over the garden. The contemporary kitchen will prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and base units with a worksurface over. Integrated appliances include a built-in oven, an electric hob with an extractor hood above, fridge/freezer, and a dishwasher. There is additional appliance space for under counter white goods. The ground floor accommodation is completed by a modern cloakroom comprising a vanity wash hand basin and WC.



First Floor Accommodation

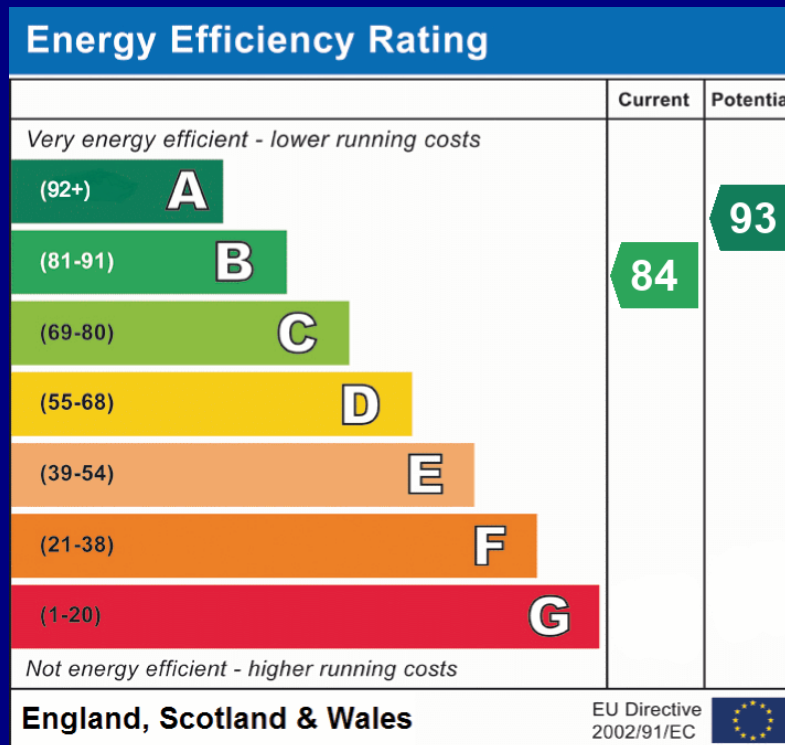
Ascending to the first floor, the landing offers doors to principal rooms, a rear elevation window above the stairs and a loft access hatch. Bedroom one is a well-proportioned double room with a series of fitted wardrobes to one wall, providing plentiful storage. There is a rear elevation window and a contemporary en-suite comprising a large, tiled shower cubicle, vanity wash hand basin and a concealed cistern WC. Bedroom two is another double room with a front elevation window. Bedroom three, a further double, benefits from a rear elevation window with views over the garden and a fitted wardrobe. The bathroom is principally tiled and comprises a p-shaped panel enclosed bath with a shower over, vanity wash hand basin and a concealed cistern WC. A heated towel radiator sits beneath the front elevation window.



Outside

The property is approached via a paved footpath leading to the entrance door under a canopied porch. There are a number of plants and shrubs to each side. The rear garden is fully enclosed with a pedestrian gate to one corner. The properties' two allocated spaces may be accessed via this gate. There are areas laid to lawn and a number of raised planted borders containing an array of plants and shrubs. A spacious patio, adjacent to the dwelling, offers a lovely spot for outdoor entertaining and al-fresco dining. A paved area at the foot of the garden currently houses two timber storage sheds.





COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2025/26 £2,302.54.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT FEE: Currently £252 per annum payable to Oyster Estates for maintenance of the common areas of the development.

OTHER: The property benefits from an internal sprinkler system which the owner is required to have serviced annually.

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

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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.