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## CLEVERLEY RISE, BURSLEDON, SOUTHAMPTON, SO31 8LN



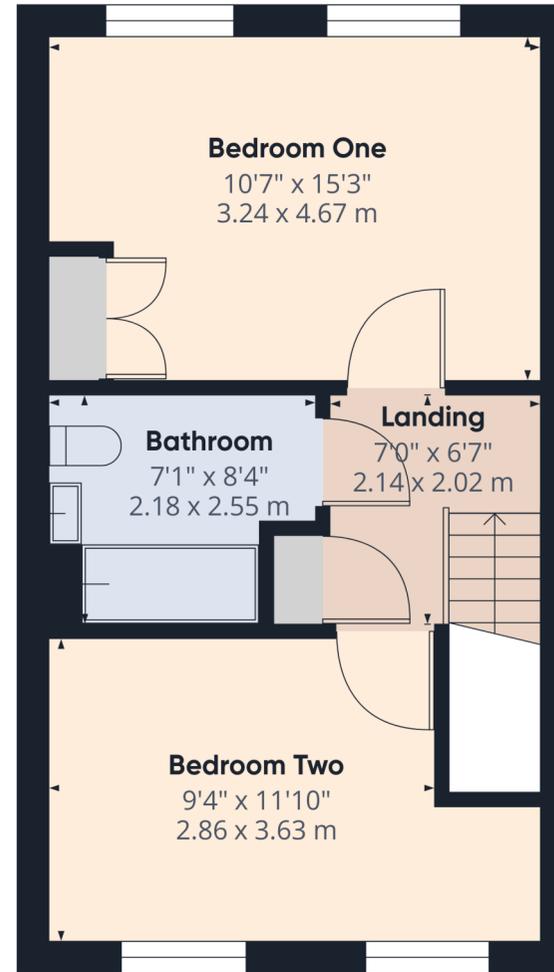
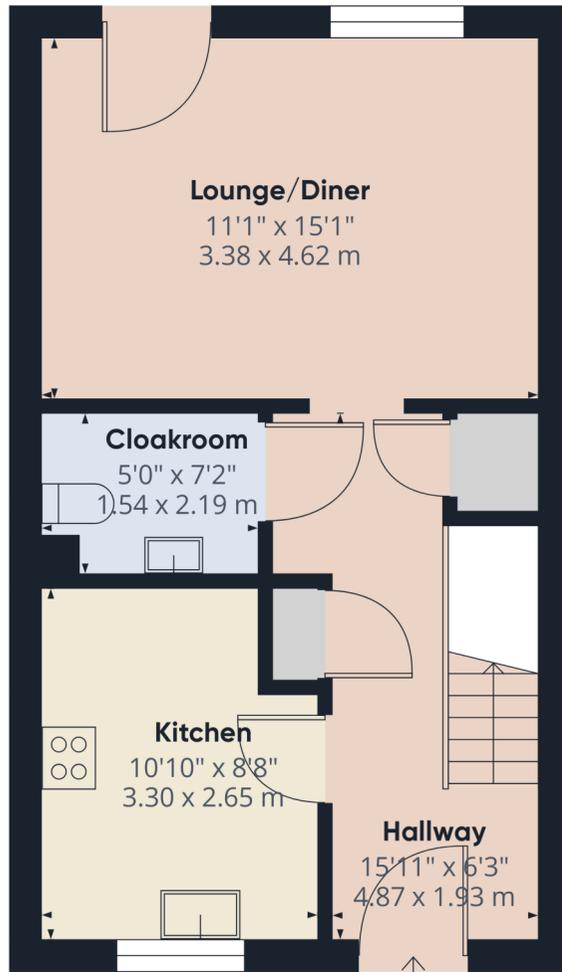
**MODERN TWO BEDROOM TERRACED PROPERTY WITH ALLOCATED PARKING AND A GARDEN, SITUATED IN A POPULAR RESIDENTIAL LOCATION IN CLOSE PROXIMITY TO THE RIVER HAMBLE AND MARINAS. NO ONWARD CHAIN.**

**£325,000 Freehold**

Manns & Manns are thrilled to present this lovely, modern two bedroom terraced property, situated in a popular residential area. Built in 2017 by the renowned builder Bovis Homes, the property is constructed of brick elevations to the exterior under a pitched tiled roof and benefits from gas fired heating and double glazing. Conveniently located, within close proximity to public transport links, green spaces, and the River Hamble, one can have the best of both urban living twinned with the serenity of nature.

The accommodation comprises a hallway, kitchen, lounge/diner and cloakroom on the ground floor. The first floor offers two double bedrooms and a family bathroom. Outside is an enclosed rear garden and an allocated parking space.

This property effortlessly combines comfortable living accommodation, with lovely outdoor space, and a superb location. Early viewing is highly recommended to fully appreciate the accommodation on offer. Call us today to arrange a viewing.



Approximate total area<sup>(1)</sup>  
796 ft<sup>2</sup>  
74 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## The Local Area

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.

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 local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

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

Upon entering the property, you are welcomed into the hallway offering doors to all rooms and stairs rising to the first floor. An understairs cupboard provides useful storage. The lounge/diner is a lovely light filled room spanning the width of the property and is perfect for both relaxing and entertaining. A rear elevation window and half panel glazed door allow plentiful natural light into the space and open out to the patio.

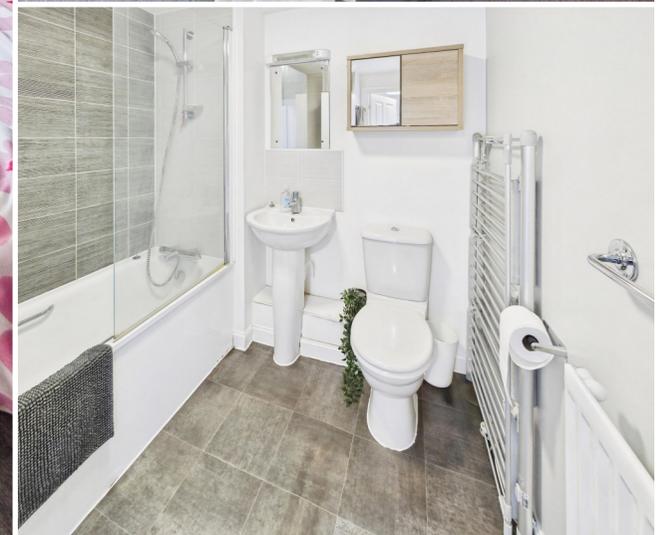


The modern kitchen comprises a range of matching wall and base units with a worksurface over. A stainless steel sink and drainer lie beneath a front aspect window. There is a built under electric oven, four ring gas hob with an extractor above, space and plumbing for a washing machine and appliance space for a freestanding fridge/freezer. A cupboard houses the gas fired combination boiler. The ground floor accommodation is completed by a cloakroom comprising a wash hand basin and a WC.



## First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms, a linen cupboard and a loft hatch into the attic space. Bedroom one is a well-proportioned double room benefitting from two rear aspect windows providing views over the garden. A fitted double wardrobe offers useful storage. Bedroom two is a further good sized double room with two front elevation windows. The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

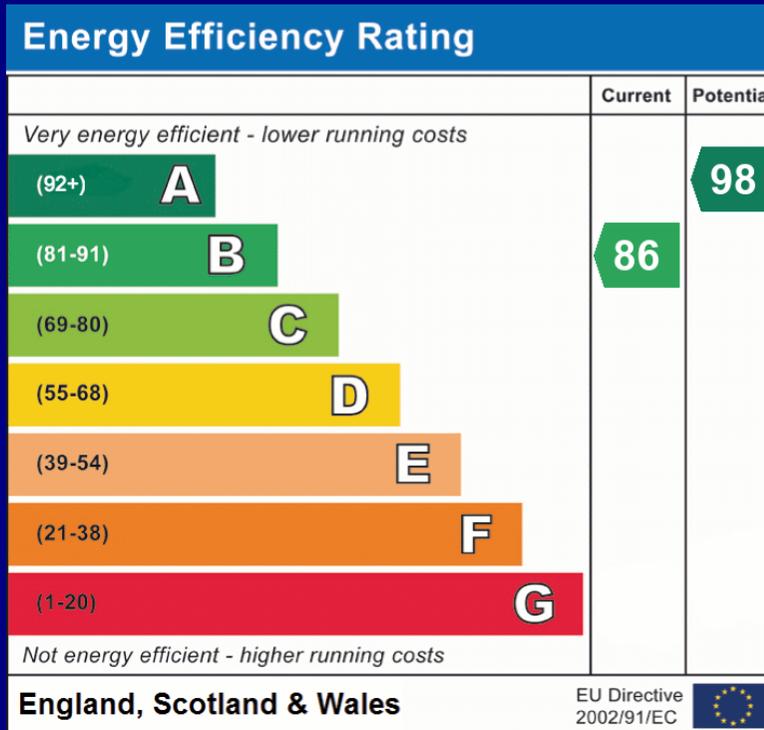




### Outside

The property is approach via a pathway leading to the entrance door under a canopied porch. There is an area laid to pea shingle.

The rear garden is enclosed by timber fencing with a pedestrian gate to the rear. The garden is laid to artificial lawn with a paved patio area offering a beautiful spot for outdoor entertaining and al fresco dining.



**COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2026/27 £2,052.91.**

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

**ESTATE MANAGEMENT FEE: Approximately £32 per month.**

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

Tel: 02380 404055 Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

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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.