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**SUNNYFIELD RISE
BURSLEDON
SOUTHAMPTON
SO31 8FA**



BEAUTIFULLY PRESENTED THREE BEDROOM MID-TERRACED PROPERTY IN THE POPULAR RESIDENTIAL LOCATION OF BURSLEDON GREEN. THIS LOVELY HOME IS SITUATED IN CLOSE PROXIMITY TO A NUMBER OF LOCAL AMENITIES, SCHOOLS AND OFFERS EXCELLENT TRANSPORT LINKS. VIEWING HIGHLY RECOMMENDED. NO FORWARD CHAIN.

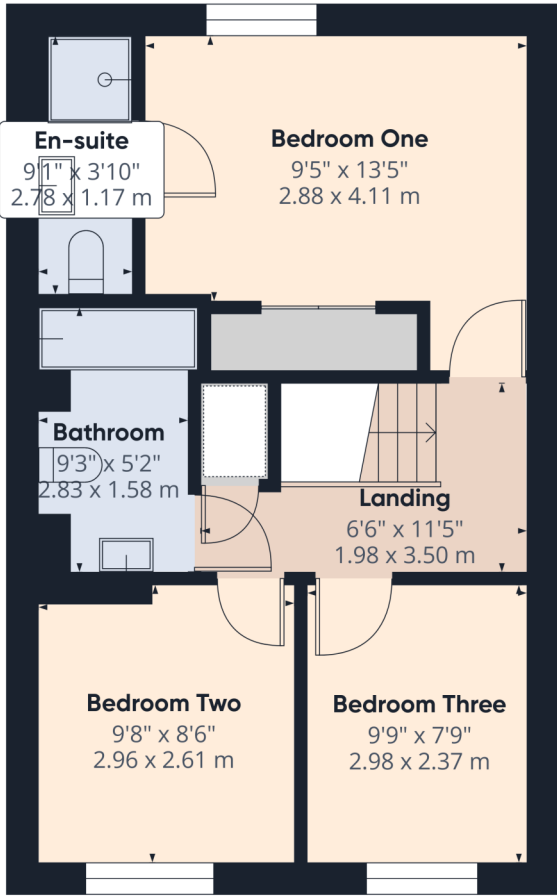
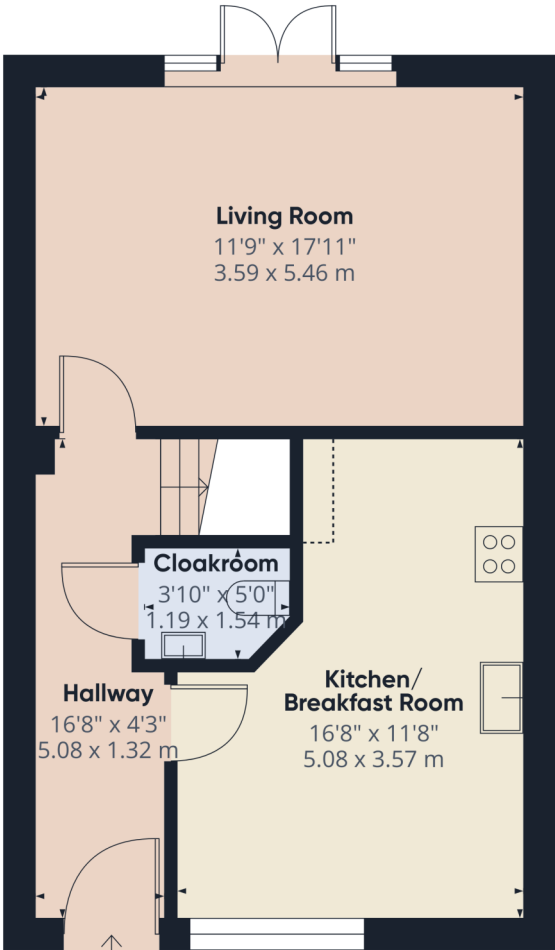
Guide Price £325,000 to £350,000 Freehold

This beautiful three-bedroom mid-terraced house is situated in the ever-popular development of Bursledon Green. Built in approximately 2008 by Orchard Homes of brick elevations to the exterior, under a pitched tiled roof, the dwelling offers, in our opinion, the perfect blend of comfort and convenience.

Briefly, the ground floor accommodation comprises a hallway, living room, kitchen/breakfast room and a cloakroom. On the first floor there are three bedrooms, with an en-suite to the master, and a family bathroom. Externally, there is an enclosed rear garden and two allocated parking spaces.

The location is highly favourable. The property is situated within close proximity to public transport links and green spaces. Just a short stroll from the property you will find Lowford Village, offering a number of local amenities including a convenience store, takeaways, café, community centre and a library. Bursledon Infant and Juniors schools are under half a mile away on foot.

This well-appointed property seamlessly blends practicality and style, creating a truly comfortable living experience offering the new owner the opportunity to move with minimal fuss. Call us today to arrange a viewing.



Approximate total area⁽¹⁾

918 ft²
85.4 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 and The Hamble School for children aged 11-16.

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 space to de boot and hang your outdoor wear. There are doors to principal rooms and stairs rising to the first floor accommodation.

The well-proportioned living room is located at the rear of the property and is a light and airy space with windows and French doors opening on the patio. Decorated in neutral tones, this room offers the ideal space to relax and unwind at the end of a busy day.

The ground floor accommodation boasts the added convenience of a cloakroom with a wash hand basin and low-level WC.



The modern kitchen/breakfast room benefits from a large window to the front elevation allowing an abundance of natural light into the room. There is ample space for your dining furniture. This kitchen will prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. Integrated appliances include a Bosch built under double oven, five ring gas hob with an extractor hood above, a Bosch dishwasher, Bosch washing machine and a fridge/freezer. A cupboard houses the Ideal condensing boiler. Tiled splashbacks, a stainless-steel 1½ bowl sink and drainer and under cabinet lighting complement this stylish yet functional space.

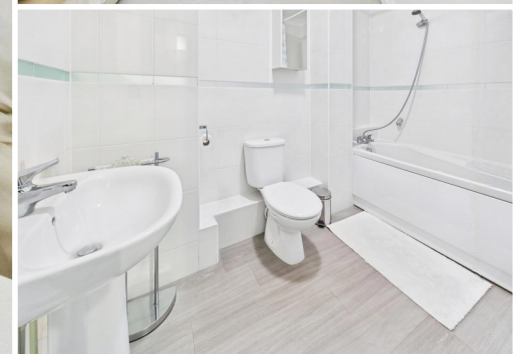
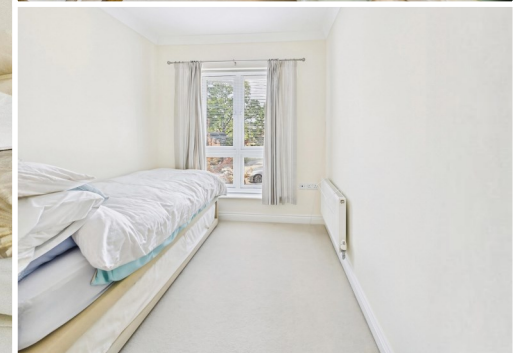


First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms, a linen cupboard with shelving which also houses the pressurised hot water tank and immersion heater. A loft hatch allows access into the partially boarded attic space.

Bedroom one, to the rear elevation, boasts a large window providing lovely views over the garden. There is a fitted, double wardrobe and a door into the en-suite. The modern en-suite benefits from fully tiled walls and comprises a shower cubicle, low-level WC, pedestal wash handbasin and a heated towel radiator. Bedrooms two and three both present windows offering views over the property frontage.

The family bathroom comprises a panel enclosed bath with a handheld shower attachment, low-level WC and a pedestal wash handbasin. The walls are fully tiled, and the room benefits from a heated towel radiator.

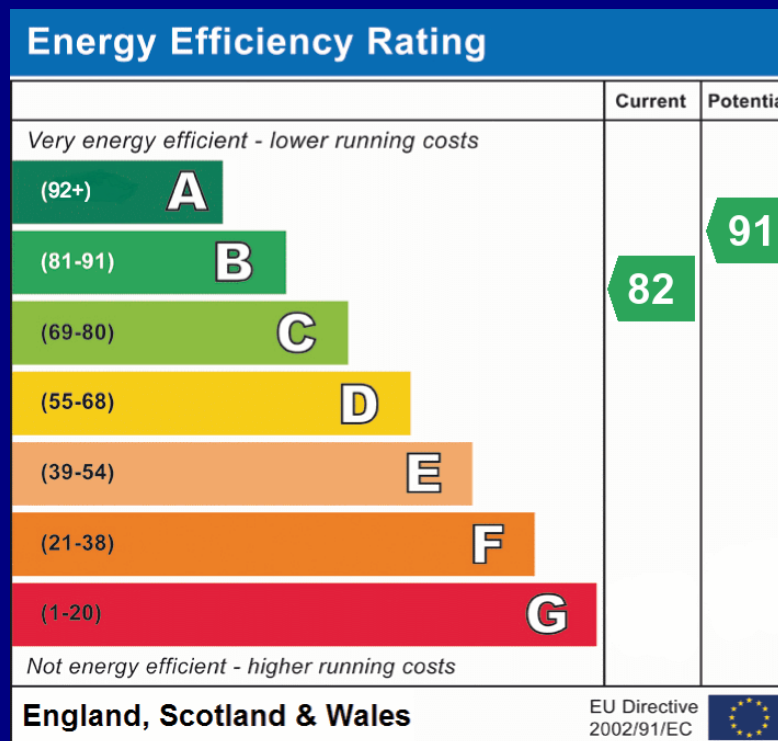


Outside

The property is approached by a paved footpath leading to the entrance door under a canopied porch; here you will also find a storage area behind timber doors. The front area is laid to lawn. There are two allocated parking spaces within the enclosed development, one of which is under an open carport.

The rear garden is enclosed by timber fencing with a pedestrian gate to the rear and is largely laid to artificial lawn, with decorative planted borders. A stepped footpath leads to a timber shed at the foot of the garden, offering useful storage. There is a paved patio, adjacent to the house, providing a lovely spot for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 £1,967.35.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT FEE: Currently £804 per annum (reviewed as appropriate) payable to Sunnyfield Rise Property Management Ltd for the maintenance of common areas.

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

Tel: 02380 404055 Web: 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).

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