

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

SUNNYFIELD RISE, BURSLEDON, SOUTHAMPTON, SO31 8FA



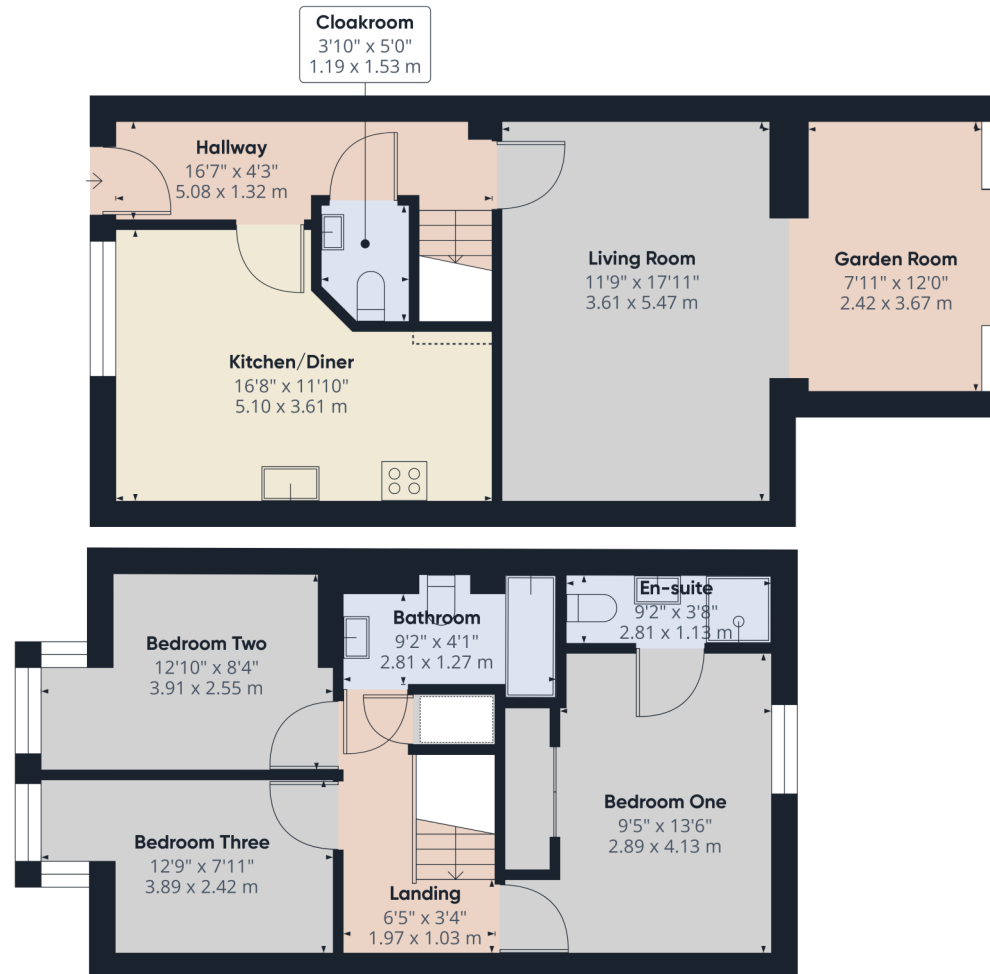
BEAUTIFULLY PRESENTED THREE BEDROOM MID-TERRACED PROPERTY IN THE EVER POPULAR RESIDENTIAL LOCATION OF BURSLEDON GREEN. SITUATED IN CLOSE PROXIMITY TO A NUMBER OF LOCAL AMENITIES, SCHOOLS AND WITH EXCELLENT TRANSPORT LINKS, VIEWING IS HIGHLY RECOMMENDED. NO FORWARD CHAIN.

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 under a pitched tiled roof, the dwelling offers, in our opinion, the perfect blend of comfort and convenience. It is ideally located for families with local green spaces and play parks nearby. Just a short stroll from the property you will find Lowford Village, which offers a number of local amenities including a convenience store, takeaways, café, community centre and a library. Ideally located, Bursledon Infant and Juniors schools are under half a mile away on foot.

The ground floor accommodation comprises of a hallway, living room, kitchen/diner, garden room and a cloakroom. To the first floor there are three bedrooms, with an en-suite to bedroom one, and a family bathroom. Externally, there is an enclosed rear garden and two allocated parking spaces.

Don't miss out on the opportunity to make this house your new home. Call us today to arrange a viewing.



Approximate total area⁽¹⁾

1038.6 ft²

96.49 m²

Reduced headroom

20.24 ft²

0.17 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

The Local Area Of Bursledon

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.

Bursledon Windmill was built in 1814. The mill is a five storey tower mill with a stage at first floor level. The four Common sails are carried on a wooden windshaft, which also carries the wooden brake wheel. This drives the wooden wallower, located at the top of the wooden upright shaft. The wooden great spur wheel at the bottom of the upright shaft drives three pairs of underdrift millstones.

The Bursledon Brickworks, based in the village of Swanwick, was founded in 1897 and produced the famous Fareham red brick. Today it is the last surviving example of a Victorian steam powered brickworks in the country. The brickworks were sold to Hampshire Buildings Preservation Trust and can be visited as the Bursledon Brickworks Industrial Museum.

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 catchment school for 11-16 year olds is The Hamble School.

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 by the hallway offering space to de boot and hang your coats. There are doors to principal rooms and stairs rising to the first floor.

The modern kitchen/diner benefits from a large double glazed UPVC window to the front elevation and offers ample space for your dining furniture. It comprises of matching wall and floor mounted units with a roll top worksurface over. With a built under double oven, five ring gas hob, extractor hood and a range of integrated appliances including a fridge freezer, washing machine and dishwasher, this kitchen will prove popular with culinary enthusiasts. A cupboard houses the boiler. Tiled splashbacks, tiled flooring, a stainless-steel 1½ bowl sink and drainer and under counter lighting complement this stylish yet functional space.





The well-proportioned living room is located at the rear of the property. Decorated in neutral tones, this is a lovely space to relax and unwind at the end of a busy day. The room opens into the garden room which has a polycarbonate glazed roof and French doors providing access directly into the rear garden. The ground floor accommodation boasts the added convenience of a cloakroom with a wash hand basin and low-level WC.

First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms, an airing cupboard and a loft access point.

Bedroom one, to the rear elevation, boasts a large double glazed UPVC window providing views over the garden. There is a fitted wardrobe and a door into the en-suite. The en-suite benefits from fully tiled walls and comprises of a shower cubicle, low-level WC, pedestal wash handbasin and a heated towel radiator.

Bedrooms two and three both present box bay double glazed UPVC windows with glazed panels to the front and sides offering views over the property frontage.

The family bathroom comprises of 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.

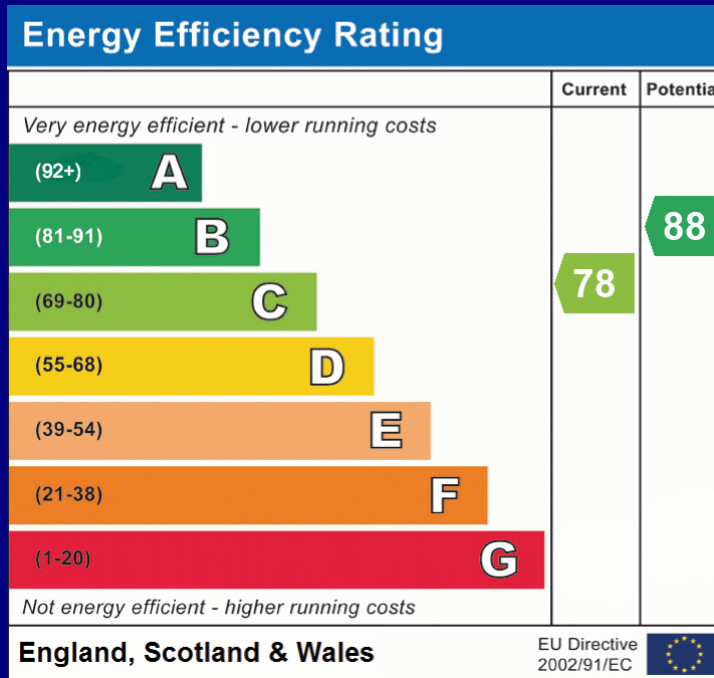


Outside

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 garden is laid to lawn. There are two allocated parking spaces within the gated development, one of which is under an open carport.

The rear garden is fully enclosed by timber fencing with a pedestrian access gate to the rear and is largely laid to lawn.





COUNCIL TAX BAND: C - Eastleigh Borough Council.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT CHARGE: We have been advised the vendor pays £50 per month to Sunnyfield Rise Property Management Ltd to cover maintenance of the gardens to the front of the property and the carport area (this fee should be confirmed by the purchaser's Conveyancer/Solicitor).

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.