

Floor plan of the second floor:

- KITCHEN/LIVING ROOM/ DINING ROOM**  
24'7" x 17'11"  
7.49m x 5.45m
- UTILITY ROOM**  
8'3" x 6'5"  
2.47m x 1.95m
- SHOWER ROOM**  
8'0" x 3'11"  
2.44m x 1.20m
- ENTRANCE HALL**
- STORE**
- UP** (arrow pointing right)

The floor plan shows a rectangular layout. At the top are two bedrooms: Bedroom 2 on the left and Bedroom 1 on the right. Below Bedroom 2 is a bathroom. To the right of the bathroom is a central landing area with a staircase labeled 'DOWN'. To the right of the landing is Bedroom 3. The rooms are color-coded: bedrooms are yellow, the bathroom is light blue, and the landing is light brown.

Room	Dimensions (Imperial)	Dimensions (Metric)
Bedroom 1	13'9" x 11'6"	4.19m x 3.50m
Bedroom 2	11'7" x 10'5"	3.54m x 3.17m
Bedroom 3	10'9" x 6'9"	3.27m x 2.05m
Bathroom	7'4" x 5'10"	2.24m x 1.77m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

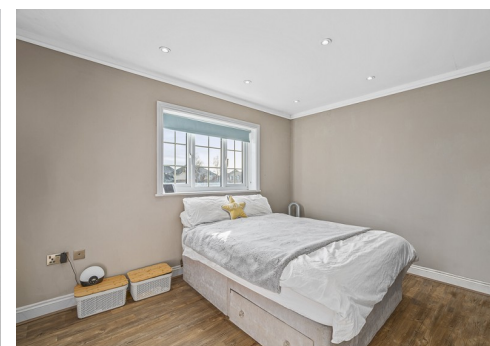
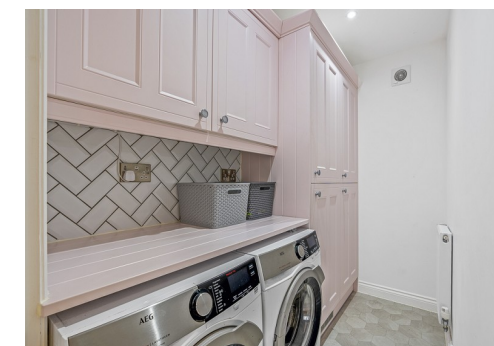


CELEBRATING 20 YEARS

20

BRAMBLES

A two-story white brick house with a brown tiled roof. The house has six windows: two small single windows on the upper floor, two small single windows on the lower floor, and two larger multi-paned windows on the lower floor. A small extension with a grey double door is attached to the right side of the house. The house is set on a gravel driveway. To the left, there is a brick wall and a green bin. To the right, there is a white fence and a brick house in the background. The sky is overcast.



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Having undergone a full renovation in 2022 the property has been modernised in every way ready for any new owner to enjoy. The current owners have extended the original accommodation to create a spacious and welcoming entrance hallway with Amtico flooring, a new roof and leading to all ground floor accommodation. The downstairs shower room is the perfect space for those who have just come off the water or returning from a muddy dog walk being entering the main living space, the room is beautifully finished with marble tiling and a rainfall effect walk in shower. Another must for a family home is a utility room which is finished with the same quality throughout the property with Amtico hex opal flooring and modern country style units with space and plumbing for washing machine and tumble dryer, integrated fridge freezer, space and plumbing for washing machine and tumble dryer. Along with other storage cupboards and multiple power sockets with additional USB charging points.



The wow factor is truly on offer with the stunning open plan kitchen living and dining room flooded with natural light via multiple windows to the front side and rear. The perfect entertaining space with Amtico flooring includes the modern fitted kitchen with Calcatta worktops and herringbone tiled splashback. Top spec AEG and Bosch appliances such as; fridge, freezer, dishwasher and extractor hood are all included. There is space for a 90cm Range cooker and with a window above the under mounted sink enjoying an outlook onto the garden. Although there is ample storage a clever addition is the pantry storage cupboard underneath the staircase. There is also a door leading to the side of the property providing alternative access to the front.

The first floor offers three bedrooms including two doubles located at the rear of the property both overlooking the gardens. The third bedroom is currently used as a nursery but could be utilised as a home office if needed. The modern family bathroom provides ample storage with an extra large modern vanity unit and additional gadgets such as LED back light anti fog mirrors and rainfall effect shower over the panelled bath. The recently fitted (2022) Vaillant combination boiler is located in the fully boarded loft which can be accessed from the landing with a concertina staircase ladder.

Externally the property offers ample off road parking with a generous Purbeck stone driveway with motion sensors and Victorian style security lamp. To the rear is the low maintenance garden with raised patio areas perfect for the summer BBQs and a laid to lawn area.

Located in the sought after area of Hamble with only a short walk to Hamble village high street providing a choice of popular pubs and eateries as well as the Marina and waterfront, a big attraction for any yachting enthusiast . Also within close proximity is Royal Victoria Country park a famous attraction for beautiful coastal walks and the ideal weekend family walk location! With Southampton city centre only approximately 6 miles away and motorway links including the M27 all in close proximity.



**Hallway (9' 6" x 8' 10") or (2.90m x 2.68m)**  
**Shower Room (8' 1" x 3' 11") or (2.47m x 1.20m)**  
**Utility Room (8' 1" x 4' 5") or (2.47m x 1.35m)**  
**Kitchen/Living/Dining Room (17' 11" x 24' 7") or (5.45m x 7.49m)**  
**Landing**  
**Bedroom 1 (11' 6" x 13' 9") or (3.50m x 4.19m)**  
**Bedroom 2 (11' 7" x 10' 5") or (3.54m x 3.17m)**  
**Bedroom 3 (6' 9" x 10' 9") or (2.05m x 3.27m)**  
**Family Bathroom (5' 10" x 7' 4") or (1.77m x 2.24m)**  
**Garden**

**Other**  
Eastleigh borough council tax band D- £2,067.66 Per year  
Vendors position- Onward chain.



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