



Offers in Excess of

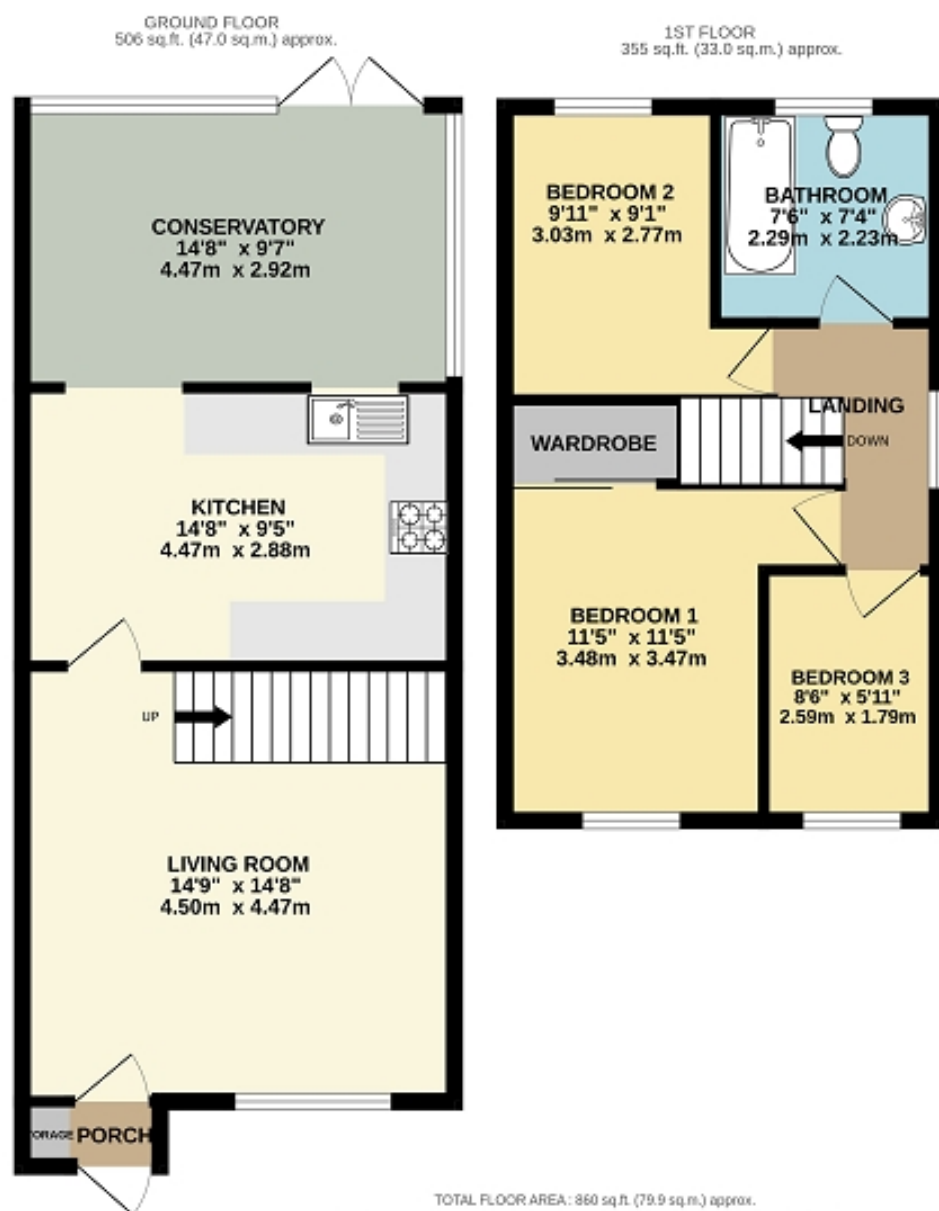
£310,000

Freehold

Chillerton, Netley Abbey, SO31 5GW

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Chillerton, Netley Abbey, SO31 5GW

3 Beds - 1 Baths

An extended three bedroom semi-detached home in the popular location of Netley Abbey. With planning permission granted for a double storey side extension.

FEATURES

- Planning permission granted for double storey side extension to create an impressive master bedroom with en suite, garage and utility room
- Significantly improved by the current owners throughout
- New double glazed installed in 2023 and new gas central heating boiler installed in 2021
- Recently added extension at the rear with fully tiled room currently used as dining room
- Spacious driveway to side
- Private west facing garden to the rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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The property's accommodation begins with the front entrance into the porch with space for coats and shoes to be stored out of sight, leading through to the lounge with access to the first floor via the stairs and large window to the front letting in ample natural light. To the rear of the property is the open plan kitchen diner and family room. The latter of which has just been added. The kitchen has matching wall and base units along with space for all white goods. The family room has a new tiled pitch roof, it is currently used as a dining room and as a utility.

The first floor provides three bedrooms including two doubles and a single, the master bedroom has double width fitted wardrobes. All are served by the modern white suite bathroom again upgraded by the current owners.

Externally there is a private west facing garden to capture sun throughout the day and into the evening in the summer months. With two pedestrian gates, one to the side and another to the rear. With a spacious driveway to the side providing tandem off road parking for a number of vehicles.



Since the current owners purchase of the property in 2019 the property has had various improvements including some of the largest expenses including new double glazing installed in 2023, new central heating system in 2021 and the recent addition of a ground floor extension creating an additional reception room. The property comes with the exciting prospect of adding further accommodation with planning permission granted for a double storey side extension to create an impressive master bedroom with dressing room and en suite on the first floor and a garage with utility room and covered car port to the ground floor. The plans for this extension can be found using reference number H/23/96422 through Eastleigh borough councils website.

Located in the popular area of Ingleside in Netley Abbey only a short walk from local amenities and Southampton water front. Netley Abbey is a sought after area for most due to the proximity to the water for any keen enthusiast, the practicality of Netley Abbeys location means there are multiple routes to get to requested locations like Southampton city centre and motorway access for those commuting to work.

Porch

Composite door with double glazed decorative insert into porch. Coir matting. Space for coats and shelving. Fuse board. Door to lounge.

Lounge (14' 9" x 14' 8") or (4.50m x 4.47m)

Carpet. Coving. Deep moulded skirting boards. Double glazed window to front. Stairs to first floor. Vertical wall mounted modern radiator. Door to kitchen breakfast room.

Kitchen/Breakfast Room (9' 5" x 14' 8") or (2.88m x 4.47m)

Tiled flooring. Range of matching wall and base units. Laminated work surface. Integrated appliances including; eye level single oven with grill above. Four gas burner hob and extractor hood above. Radiator. Space and plumbing for; washing machine, dishwasher and fridge freezer. Wall mounted Glow Worm combination boiler installed in 2021 concealed in wall unit. Stainless steel sink and drainer with chrome mixer tap. Deep moulded skirting boards. Large open hatch into conservatory. Open walk way into conservatory/family room.



Conservatory/family room (9' 7" x 14' 8") or (2.92m x 4.47m)

Recently constructed with pitched tiled roof. Carpet. New double glazed window units surrounding side and rear. French doors with double glazed inserts opening to garden. Skirting boards. Work surface space.

Landing

Continuation of carpet. Double glazed opaque window to side. Radiator. Access to loft. Skirting boards. Door to all rooms on the first floor.

Bedroom 1 (11' 5" x 11' 5") or (3.48m x 3.47m)

Double glazed window to front. Carpet. Radiator. Skirting boards. Coving. Built in wardrobes with mirrored sliding doors.

Bedroom 2 (9' 11" x 9' 1") or (3.03m x 2.77m)

Double glazed window to rear. Carpet. Radiator. Skirting boards.

Bedroom 3 (8' 6" x 5' 10") or (2.59m x 1.79m)

Double glazed window to front. Carpet. Radiator. Skirting boards. Coving.

Bathroom (7' 4" x 7' 6") or (2.23m x 2.29m)

Recently modernised. Double glazed opaque window to rear. Radiator. Panelled and tiled suite. Panelled bath with fitted shower attachment and tiled surround. Pedestal hand wash basin with chrome mixer tap. Low level WC. Laminate flooring.

Garden

West facing aspect for all evening sun. Side and rear access via pedestrian gates. Extended patio for outdoor furniture. Laid to lawn area. Additional patio area at the rear. Large outbuilding/storage shed with power and lighting.



Other

Planning permission granted for double storey side extension. Planning application number H/23/96422
 Eastleigh borough council tax band C- £1,947.58 Per year
 Seller position- Onward chain, need to find.



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