





Welcome to Seaview Estate, this three bedroom home situated in the location of Netley Abbey, a perfect choice for those looking to settle in a peaceful yet well connected area. With heaps of potential on offer the property has been in the same family ownership for approximately 60 years, with a south facing secluded rear garden on offer and potential to extend subject to the relevant permissions.

On approach to the property you are welcomed by a front garden laid to lawn with shrubs and plants. A driveway and garage ensure ample off road parking and storage for added convenience. Upon entering the property you are welcomed into a designated dining room perfect for hosting family meals and entertaining guests, which leads into a cosy lounge ideal for some quiet relaxation. There is a well-equipped kitchen with integrated oven and hob and the matching wall and base units provide ample storage and worktop space. The downstairs further benefits from a WC.

Upstairs you will find three double bedrooms, the master bedroom is a peaceful retreat with the rarity of partial views to Southampton water and outlook to the garden surrounded by a mature natural tree line. The additional two double bedrooms are served by the white suite family bathroom.



Porch (3' 7" x 3' 11") or (1.10m x 1.20m)

Aluminium door with opaque glass inserts. Opaque glass window to both sides. Laminate style flooring. Doorway leading into the hallway.

Hallway (5' 7" x 2' 11") or (1.70m x 0.90m)

Wooden door with opaque glass inserts. Carpeted flooring. Radiator. Access to fuse boxes above the front door. Carpeted stairway with wooden hand rail leading up to first floor. Doorway leading into dining room.

Dining Room (13' 1" x 12' 6") or (4.0m x 3.80m)

Window to the side with radiator underneath. Carpeted flooring. Picture rails. Gas fireplace with tiled hearth. Archway openings leading to lounge and kitchen. Access to storage cupboard via double doors.

Lounge (14' 1" x 0' 0") or (4.30m x 0.0m)

UPVC double glazed multi pane bay window to front. Picture rails. Skirting boards. Carpeted flooring. Two radiators. Gas fireplace with tiled hearth and wooden mantelpiece.

Kitchen (13' 1" x 12' 2") or (4.0m x 3.70m)

Dual aspect UPVC double glazed windows overlooking the garden. Coving. Skirting boards. Laminate style flooring. Radiator. Matching wall units and base units. Ample worktop space with tiled splashbacks. Stainless steel sink and drainer with chrome taps. Integrated Belling electric hob. Integrated Zanussi double electric oven. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Space for kitchen table and chairs. Doorway leading out to rear-side lobby and downstairs WC

Outside

Driveway and garage. Pathway providing access to the porch and side gate. Laid to lawn area. Borders with plants and shrubs.



Rear hallway (2' 11" x 2' 7") or (0.90m x 0.80m)

UPVC door with double glazed opaque glass inserts leads out to the garden. Doorway to downstairs WC.

W.C (3' 11" x 2' 4") or (1.20m x 0.70m)

Low level WC with cistern. Access to Valiant boiler. Vinyl style flooring. Skirting boards.

Landing

Doorways leading off to all bedrooms and bathroom. Picture rails. Carpeted flooring. Skirting boards. Airing cupboard housing the water tank with additional storage cupboards either side. Access to loft with ladder.

Bedroom 1 (13' 5" x 12' 6") or (4.10m x 3.80m)

Wooden door with opaque perspex inserts. Dual aspect UPVC double glazed windows overlooking rear garden with radiator underneath. Coving. Skirting boards. Carpeted flooring. A combination of fitted wardrobes and dressing table.

Bedroom 2 (13' 1" x 10' 2") or (4.0m x 3.10m)

Wooden panel door. UPVC double glazed bay window to front with radiator underneath. Picture rails. Skirting boards. Carpeted flooring in need of replacement.

Bedroom 3 (9' 10" x 8' 6") or (3.0m x 2.60m)

Wooden panel door. UPVC double glazed window to side with radiator underneath. Coving. Picture rails. Skirting boards. Carpet tile flooring. Has previously been used as a study so has fitted desk and cabinets.

Bathroom (7' 3" x 5' 3") or (2.20m x 1.60m)

Wooden panel door. UPVC double glazed opaque window to side. Vinyl style flooring. Half tiled walls. White and wooden panelled bath with chrome mixer taps. Wall mounted electric shower. Shower curtain rail. Low level WC with a concealed cistern. White hand basin with chrome taps and a

vanity unit underneath. Wall mounted vanity unit. Radiator.

Garden

Concreted area and patio area. Mainly laid to lawn. Numerous borders, shrubs, trees and greenery. Feature pond. Glass lean-to. Glass greenhouse. Shed/ workshop connects through to the garage. An additional wooden shed. Metal gate providing side access.

Garage (13' 9" x 8' 6") or (4.20m x 2.60m)

Single garage with up and over door. Extends through to a shed / workshop.

Other

Council Tax: Eastleigh Borough Council Tax Band C

Vendors position: No forward chain, probate granted.



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