



ASKING PRICE

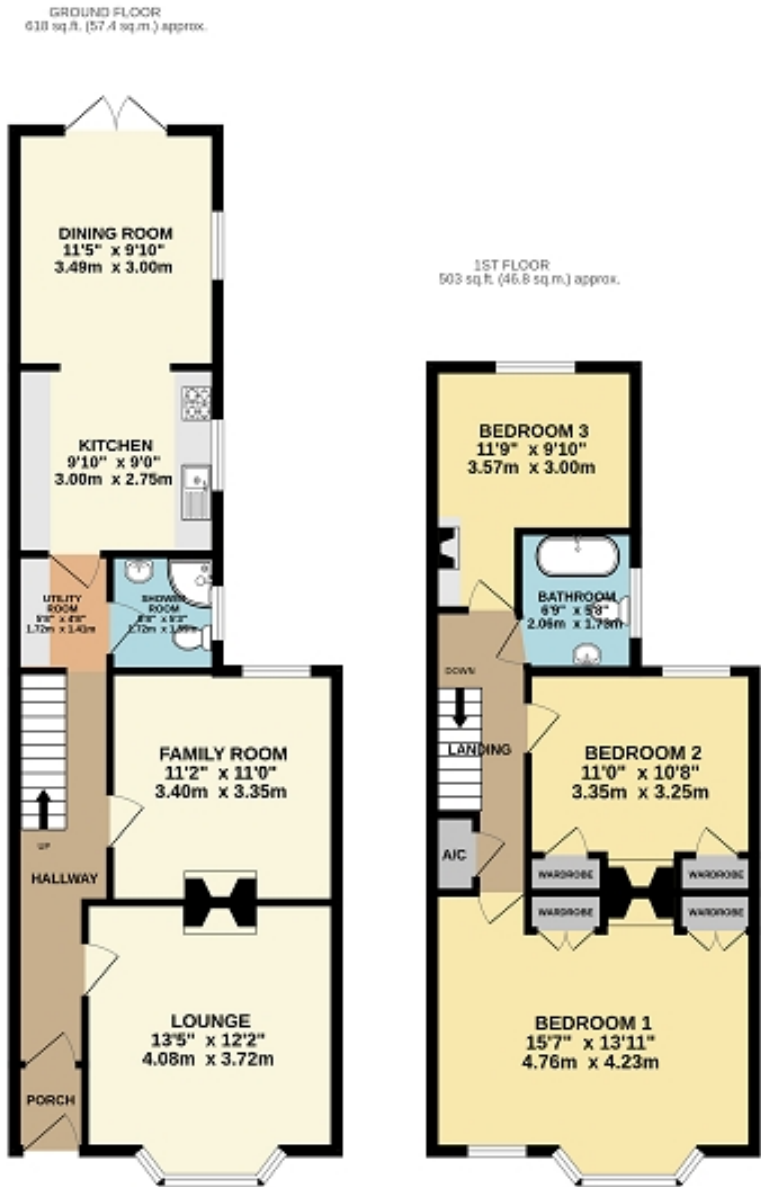
£445,000

Freehold

Hamble Lane, Hamble, SO31 4HU

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Hamble Lane, Hamble, SO31 4HU

3 Beds - 2 Baths

Brambles are delighted to present this fantastic, three bedroom, semi-detached family home. Ideally situated in the sought after area of Hamble. Being offered with no forward chain.

FEATURES

- Approximately 1121 sq ft. of living accommodation, including 3 bedrooms and 3 reception rooms
- Character features including bay windows and original fireplaces
- Driveway offering off road parking for two vehicles
- Extensive back garden
- Triple glazing to the front of the property
- Property owned solar panels with battery storage
- Ideally situated close to local amenities of Hamble Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C	79	
(55-68) D		
(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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Bursledon | Warsash | Mayfair



This wonderful family home maintains some of its original character features including bay windows and cast iron fireplaces. There is an impressive 1121 sq. ft of living accommodation on offer here. Stepping inside you will find three reception rooms plus a charming kitchen with beautifully crafted cabinetry and integrated appliances. For added convenience a separate utility room and shower room can be found on the ground floor.

To complete the living accommodation, upstairs features three double bedrooms plus a bathroom with Victorian cast iron bath. Outside, the extensive back garden is mainly laid to lawn with a patio area, ideal for outdoor entertainment. Its a wonderfully private, serene environment not at all over looked by the neighbours. To the front, a block paved driveway provides parking for two vehicles, with the added benefit of use of a shared access if required. To add to its appeal, the property owned solar panels and triple glazing to the front, both contribute towards the C rated energy efficiency of this remarkable home. The solar panels are offered with battery storage, saving in the region of £600 per annum.

The home is located just a short distance to Port Hamble Marina and Hamble Village known for its picturesque setting, historic buildings, and vibrant sailing community. It's a charming village popular for its marinas and proximity to the coast, as well as boasting a variety of local amenities such as shops, cafes and pubs. Nearby you can enjoy the recreational space of Royal Victoria Country Park or explore the scenic walks along the Hamble Rail Trail. The home is situated within catchment for Hamble's highly regarded junior and secondary schools. There are excellent public transport services on offer here, including Hamble Train Station just a five minute walk away, and half-hourly bus services in to Southampton. The M27 and A27 are within easy reach, linking Hamble to the neighbouring cities of Portsmouth and Southampton.



Outside

Block paved driveway to front with space for one car. Shared access leads to an additional block paved driveway to side, with space for a second vehicle. Flower beds. Sheltered porch area with original tiled floor.

Porch (4' 2" x 3' 5") or (1.27m x 1.04m)

Wooden front door with decorative glazing and glass fanlight above. Fitted cairn mat. Deep moulded skirting boards. Dado rails. Picture rails. Access to breaker switches and electric meters. Door opening to hallway.

Hallway (19' 0" x 4' 8") or (5.79m x 1.41m)

Wooden door with multi panel glass inserts and brass fittings, fanlight above. Carpet. Deep moulded skirting boards. Radiator with independent thermostat. Carpeted staircase with wooden handrails rising to first floor. Wooden door opens to under stairs cupboard. Doorways leading to lounge, family room and utility room.

Lounge (13' 5" x 12' 2") or (4.08m x 3.72m)

Wooden panelled door with brass fittings. Triple glazed bay window to front. Carpet. Deep moulded skirting boards. Radiator with independent thermostat. Dado rails. Decorative coving. Cast iron feature fire place with wooden mantle.

Family Room (11' 2" x 11' 0") or (3.40m x 3.35m)

Wooden panelled door with brass fittings. Double glazed window to rear. Continuation of carpet. Deep moulded skirting boards. Dado rails. Gas feature fireplace with tiled hearth.

Kitchen (9' 0" x 9' 10") or (2.75m x 3.00m)

Wooden door with multi-pane glass inserts and brass fittings. Double glazed window to side. Tiled floor. Full range of matching wall units, base units and display cabinets. Ample work surfaces. Tiled splash backs. Stainless steel sink and half with drainer and chrome mixer tap. Integrated double electric oven. and four point gas burner hob with extractor above. Integrated dishwasher and fridge freezer. Space and plumbing for an appliance. Inset spots. Opening leads to dining room.

Dining Room (11' 5" x 9' 10") or (3.49m x 3.0m)

Double glazed window to side. Double glazed French doors open out to garden. Continuation of tiled flooring. Deep moulded skirting boards. Additional cabinetry housing the Valiant boiler. Radiator with independent thermostat.

Utility Room (5' 8" x 4' 8") or (1.72m x 1.41m)

Tiled flooring. Deep moulded skirting boards. Space and plumbing for appliances. Work surfaces. Doorways leading to shower room and kitchen.



Shower Room (5' 8" x 5' 3") or (1.72m x 1.59m)

Wooden panelled door with brass fittings. Double glazed opaque window to side. Laminate flooring. Deep moulded skirting boards. Dado rails. Low level WC with cistern. Fully tiled shower cubicle with glass sliding doors and chrome rainfall effect shower. White hand wash basin with chrome mixer tap and vanity unit below. Wall mounted, mirrored vanity unit. Extractor fan.

Landing (13' 8" x 4' 8") or (4.16m x 1.41m)

Carpet. Deep moulded skirting boards. Doorways leading to all rooms on first floor. Fitted storage cupboard. Loft hatch with pull down ladder, power and lighting housing the solar panel controls.

Bedroom One (13' 11" x 15' 7") or (4.23m x 4.76m)

Wooden panelled door with brass fittings. Triple glazed bay window to front plus a second triple glazed window to front. Carpet. Deep moulded skirting boards. Picture rails. Two radiators with independent thermostats. Two sets of double fitted wardrobes. Original cast iron fireplace.

Bedroom Two (10' 8" x 11' 0") or (3.25m x 3.35m)

Wooden panelled door with brass fittings. Double glazed window to rear. Carpet. Deep moulded skirting boards. Picture rails. Radiator with independent thermostat. Original cast iron fireplace. Two single, fitted wardrobes.

Bedroom Three (10' 8" x 11' 0") or (3.25m x 3.35m)

Wooden panelled door with brass fittings. Double glazed window to rear. Carpet. Deep moulded skirting boards. Picture rails. Original cast iron fireplace. Fitted shelving. Radiator with independent thermostat.

Bathroom (6' 9" x 5' 8") or (2.06m x 1.73m)

Wooden panelled door with brass fittings. Double glazed, opaque window to side. Original floor boards. Deep moulded skirting boards. Dado rails. Victorian cast iron bath with centralised chrome taps and shower attachment. Low level WC with cistern. White pedestal hand wash basin with chrome taps. Fitted vanity cabinet. Radiator.

Garden

Wonderfully private, extensive back garden. Patio area. Wooden gate providing access to side and driveway. Mainly laid to lawn. Brick walls and mature hedgerows adding privacy. Wooden workshop with power and lighting. Additional wooden shed. Wooden gate opens to airfield behind. Outdoor power socket. Outdoor lighting.



Other

Eastleigh Borough Council Tax Band D £2102.49 2024/25 charges. Vendors position: No forward chain



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