



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ASKING PRICE
£315,000
Freehold
Cliffe Avenue, Hamble, SO31 4LL

Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Cliffe Avenue, Hamble, SO31 4LL
3 Beds - 1 Bath

Brambles are delighted to present this three double bedroom, family home with partial water views and a garden workshop / office. Ideally located in a desirable area of Hamble with great transport links and local amenities.

FEATURES

- Charming family home ideally located in a popular area of Hamble
- Three double bedrooms with fitted storage
- Conservatory overlooking the landscaped south facing back garden
- Garden office / outdoor workshop
- Close to local amenities and excellent transport
- No forward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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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Located in a sought-after area of Hamble which is renowned for its sailing and marine activities due to its proximity to the river and Southampton Water. The area benefits from plenty of local amenities, shops, highly regarded schools and several recreational areas including nearby Royal Victoria Country Park. Hamble is served by excellent public transport links and is also a short distance from the M27 providing access to Portsmouth, Southampton and beyond.

On approach, a low maintenance front garden greets you with steps down to the porch. Stepping inside, the hallway leads you through to the inviting lounge with the spacious kitchen beyond, well equipped with ample cabinetry and work surfaces. A versatile space adjacent to the kitchen is an ideal storage / utility area. A bright and airy conservatory overlooks the tranquil south facing sun trap back garden which has been landscaped into different zones, providing the perfect space for outdoor entertainment. A large wooden outbuilding forms a shed, plus a wonderful garden office / workshop, ideal for remote working.

Upstairs you will benefit from a well-appointed family bathroom plus two double bedrooms with built in storage. Rising up to the second floor where the loft has been converted to create a spacious master bedroom with partial water views.

This charming home is in an ideal location with no forward chain and has a lot of potential for the next owners to truly make their mark. Please call Brambles Estate Agents today to arrange a viewing.



Outside

Steps down to front garden, laid to shingle. Border with abundance of mature plants and shrubs. Pathway leading to porch.

Porch (2' 3" x 6' 9") or (0.69m x 2.07m)

UPVC double glazed porch with UPVC double glazed door. Carpet. Doorway leading to hall.

Hall (10' 0" x 6' 9") or (3.04m x 2.07m)

Wooden front door with glass inserts. Carpet. Skirting boards. Carpeted, turning staircase with wooden handrail rising to first floor. Doorway leading to lounge.

Lounge (12' 2" x 13' 7") or (3.72m x 4.15m)

Wooden panelled door with brushed chrome fittings. Double glazed window to front. Laminate flooring. Skirting boards. Chimney with gas feature fireplace which has been capped but can easily be reconnected. Electric storage heater. Under stairs storage cupboard housing electric meter and RCD breaker switches. Doorway leading to kitchen.

Kitchen (8' 10" x 13' 3") or (2.69m x 4.04m)

Wooden panelled door with brushed chrome fittings. Double glazed window to conservatory. Laminate flooring. Matching wall and base units. Ample work surfaces. Tiled splash backs. Stainless steel sink and drainer with chrome taps. Space for freestanding cooker. Space and plumbing for larder fridge and washing machine. Inset spots. Built in display shelving. Opening to utility room. Doorway leading to conservatory.

Workshop/Garden Room (11' 0" x 7' 10") or (3.35m x 2.39m)

Wooden door with glazing. Double glazed window to side. Laminate flooring. Vaulted ceiling. Velux skylight. Power and lighting.

Storage Shed (3' 0" x 7' 10") or (0.91m x 2.39m)

Wooden door. Power and lighting.

Utility Room (8' 10" x 3' 9") or (2.69m x 1.15m)

Double glazed window to conservatory. Laminate flooring. Work surfaces. Inset spots. Wooden panelled door with brushed chrome fittings to large storage cupboard with space for fridge freezer.



Other

Eastleigh Borough Council Tax Band B £1721.44 2025/26 charges.

Vendors position: No onward chain.



Conservatory (7' 1" x 13' 3") or (2.17m x 4.04m)

UPVC double glazed conservatory. UPVC double glazed French doors opening out to back garden. Poly carbonate roof. Laminate flooring. Electric heater.

Landing (11' 3" x 8' 6") or (3.43m x 2.59m)

Carpet. Skirting boards. Doorways leading to all rooms on first floor.

Inner Landing (7' 6" x 6' 9") or (2.29m x 2.07m)

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Carpeted staircase with wooden hand rail rising to second floor.

Bedroom Two (10' 1" x 10' 3") or (3.08m x 3.12m)

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Fitted wardrobe.

Bedroom Three (10' 11" x 8' 6") or (3.33m x 2.60m)

Wooden panelled door with brushed chrome fittings. Double glazed window to rear. Carpet. Skirting boards. Airing cupboard with shelving houses the water tank.

Bathroom (6' 7" x 8' 6") or (2.0m x 2.59m)

Wooden panelled door with brass fittings. Double glazed opaque window to rear. Vinyl flooring. White panelled bath with chrome taps and electric shower above. White pedestal wash basin with chrome taps. Low level WC with cistern.

Master Bedroom (14' 9" x 15' 3") or (4.50m x 4.65m)

Converted loft room. Double glazed window to rear. Velux skylight to front. Carpet. Skirting boards. Inset spots. Eaves storage cupboard. Fitted wardrobe.

Garden

Patio area. Flower beds with an abundance of mature plants shrubs and trees. Pathway leading to rear of the garden. Area laid to lawn with shingle area ideal for seating and shaded with grape vine. Wooden outbuilding with decked area containing storage shed and workshop / office. Metal storage shed. Area laid to shingle with wooden pergola.



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