



TOTAL FLOOR AREA - 857 sq.ft. (79.6 sq.m.) approx.  
While 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(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.



ASKING PRICE  
**£450,000**  
Freehold  
**St. Agathas Road, Hamble, SO31 4PB**  
Warsash Office: 01489 581 452  
Bursledon Office: 02380 408 200



**St. Agathas Road, Hamble, SO31 4PB**  
**3 Beds - 1 Baths**

This delightful two / three bedroom bungalow offers a unique opportunity to reside in close proximity to the tranquil waters of Hamble River. With its convenient location this property epitomizes comfortable coastal living. Being offered with no onward chain.

**FEATURES**

- Situated just a stones throw from the waters edge with easy access to the marinas yacht clubs and waterfront promenades
- Two generously sized bedrooms plus a third bedroom / dining room
- Modern kitchen with some integrated appliances
- Beautifully maintained peaceful back garden
- Single garage and tandem driveway
- With easy access to local shops and eateries as well as excellent transport links
- No forward chain



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On approach to this charming home, you are welcomed by an inviting front garden and tandem driveway offering space for two vehicles. In addition, a single garage with rolling electric door to the front plus an up and over door to the rear, provides secure parking for your vehicle or ideal additional storage space for outdoor equipment, bicycles, or recreational gear.

The spacious lounge to the front, is a dual aspect room with gas feature fireplace. Continuing through the property, the bathroom has been modernised to include a shower cubicle. The well-appointed galley style kitchen is offered with some integrated appliances, with plenty of cabinetry and ample countertop space for meal preparation. The property boasts two generously sized bedrooms with fitted storage solutions. Adding to the appeal, the third bedroom is a versatile room with French doors leading out to the peaceful oasis of the back garden. You may prefer to configure this space as a dining room, perfect for hosting guests or formal family dinners. The back garden has been meticulously maintained. A paved patio area is an idyllic spot for outdoor dining or relaxation, with a well-kept lawn which stretches out providing ample room for outdoor activities or gardening pursuits. The garden is fully fenced ensuring privacy and seclusion.

Experience the idyllic coastal lifestyle that Hamble has to offer with this charming two / three bedroom bungalow. Whether youre a sailing enthusiast, nature lover, or simply seeking a peaceful retreat by the water. Schedule a viewing today and start envisioning your life in this captivating seaside village.



This delightful two / three bedroom bungalow offers a unique opportunity to reside in close proximity to the tranquil waters of Hamble River. With its inviting ambiance and convenient location, this property epitomizes comfortable coastal living. Being offered with no forward chain.

**Outside**

Front garden laid to lawn with gravel border. Tandem driveway for two vehicles leads to garage.

**Hallway (18' 4" x 8' 10") or (5.58m x 2.69m)**

UPVC double glazed front door. Carpet. Fitted cairn mat. Skirting boards. Radiator. Doorways leading off to all rooms. Access to loft with pull down ladder. RCD breaker switches. Storage cupboard.

**Bedroom 1 (12' 6" x 8' 10") or (3.82m x 2.69m)**

Wooden door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Radiator. Fitted wardrobes and cabinets.

**Lounge (17' 11" x 10' 10") or (5.45m x 3.30m)**

Wooden door with brass fittings. Double glazed window to front ad side. Carpet. Skirting boards. Radiator. Gas feature fireplace.

**Kitchen (8' 3" x 10' 10") or (2.51m x 3.30m)**

Wooden door with brass fittings. UPVC double glazed door leads out to side access. Double glazed window to side. Laminate flooring. Matching wall and base units. Ample work surfaces. Tiled surrounds. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and four point electric hob. Space and plumbing for washing machine, dishwasher and larder fridge. Built in larder cupboard. One of the wall units houses the boiler. Serving hatch to living room.



**Bathroom (6' 2" x 5' 7") or (1.87m x 1.70m)**

Wooden door with brass fittings. Double glazed, opaque window to side. Laminate flooring. Tiled walls. Glass shower cubicle with white tray and chrome shower. White hand wash basin with chrome mixer taps and built in vanity unit below. Low level WC with concealed cistern. Electric shaving point. Chrome ladder style heated towel rail.

**Dining Room/Bedroom (9' 8" x 12' 4") or (2.94m x 3.77m)**

Wooden door with brass fittings. UPVC double glazed French doors lead out to back garden. Carpet. Skirting boards. Radiator.

**Bedroom 3 (10' 2" x 7' 3") or (3.11m x 2.22m)**

Wooden door with brass fittings. Double glazed window to back garden. Carpet. Skirting boards. Radiator. Fitted wardrobe and chest of drawers. Built in storage cupboard with shelving.

**Garage (17' 10" x 8' 8") or (5.44m x 2.63m)**

Single garage. Electric rolling door to front. Up and over door to back garden. UPVC double gazed door to back garden. Power. Lighting.

**Garden**

Mainly laid to lawn. Patio area. Border with mature plants. Fully fenced. Wooden shed. Access to garage. Paved pathway providing side access, leads to wooden gate out to front. Outdoor tap.

**Other**

Eastleigh Borough Council Tax Band D £2237.18 2025/26 charges.  
Vendors position: No onward chain, probate granted.



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