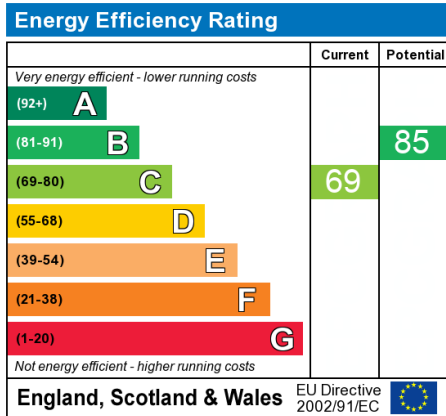


TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for 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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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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BRAMBLES

ASKING PRICE
£525,000
Freehold
Lowford Hill, Bursledon, SO31 8ER
Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Lowford Hill, Bursledon, SO31 8ER

3 Beds - 2 Baths

Brambles are delighted to market this detached, 2/3 bedroom bungalow with driveway parking and generous garden. Ideally located in highly sought after Bursledon, within easy reach of local amenities and Tesco Superstore.

FEATURES

- Two/three bedroom bungalow in a sought-after area of Bursledon close to local amenities
- Plenty of built in storage including walk-in wardrobe to the master bedroom
- Jack and Jill bathroom plus additional en-suite shower room
- Modern kitchen with integrated appliances
- Large, wonderfully private back garden
- Driveway offering ample off-road parking for several cars
- Being offered with no onward chain



Email: enquiries@brambles-estateagents.com

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This wonderful family home is located in a highly sought after area of Bursledon with the immediate area offering many local amenities for any family wishing to relocate to the area. There are several, popular local walks within close proximity including Royal Victoria Country Park, Manor Farm and Itchen Valley. The home is within catchment for highly regarded schools including Netley Abbey and Bursledon Juniors, as well as Hamble secondary school. The nearby A27 and M27 are easily reachable and provide excellent links to Southampton City Centre within 15 minutes.

As you step in the front door you are welcomed by the spacious hallway, with doorways leading off to all rooms. The master bedroom boasts a sizeable walk-in wardrobe and jack and Jill bathroom, whilst bedroom two benefits from use of an en-suite. The living room is flooded with natural light and features sliding doors which open out to the wonderfully private back garden. The modern hi-gloss kitchen is well equipped with integrated appliances and in addition, a separate dining room offers a fantastic space for formal family dinners or the potential to configure into a third bedroom. Outside, a block paved driveway provides ample off-road parking for several vehicles. The back garden is a wonderfully private space, not at all overlooked by the neighbours. A large deck offers a fantastic seating / entertainment area with steps down to the main garden laid to lawn with mature trees and plants.

Viewing is highly recommended to fully appreciate the potential of this fantastic family home. We dont anticipate it being on the market for very long. Please call Brambles Estate Agents today to arrange your viewing.



Outside

Block paved driveway with French drainage offering off road parking for several vehicles. Area laid to lawn. Surrounded by privacy hedgerows. Iron gate provides side access to back garden.

Hallway (25' 4" x 4' 0") or (7.73m x 1.22m)

Composite front door with double glazing. Laminate flooring. Skirting boards. Fitted cairn mat. Two radiators. Doorways leading off to all rooms. Two storage cupboards. Access to partially boarded loft housing the boiler, with pull down ladder.

Bedroom One (11' 11" x 11' 0") or (3.63m x 3.35m)

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Radiator. Doorway leading to walk-in wardrobe.

Walk-in Wardrobe

Continuation of carpet. Skirting boards. Shelving and hanging space. Radiator. Doorway leading to Jack and Jill bathroom.

Bathroom (7' 10" x 11' 0") or (2.39m x 3.35m)

Jack and Jill bathroom with wooden panelled doors to hallway and walk-in wardrobe (bedroom one). Double glazed, opaque window to side. Tiled floor. Tiled walls. White bath with centralised chrome taps. Low level WC with cistern. White wash basin with chrome taps. Fully tiled, walk-in shower with glass screen and chrome rainfall effect shower. Ladder style heated towel rail. Inset spots.

Bedroom Two (11' 11" x 10' 4") or (3.63m x 3.16m)

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Radiator. Doorway leading to en-suite.

En-Suite (3' 10" x 8' 0") or (1.18m x 2.44m)

Double glazed window to side. Tiled walls. Tiled floor. Low level WC with cistern. White pedestal wash basin with chrome taps. Fully tiled, walk-in shower cubicle with glass screen and electric shower. Chrome ladder style heated towel rail. Inset spots. Inset spots.



Dining Room / Bedroom Three (12' 4" x 10' 4") or (3.75m x 3.16m)

Wooden panelled door with brass fittings. Double glazed window to side. Laminate flooring. Skirting boards. Radiator.

Lounge (13' 11" x 16' 4") or (4.25m x 4.99m)

Double glazed, sliding doors open out to back garden. Double glazed, fixed panel to side and rear aspect. Laminate flooring. Skirting boards. Ceiling fan. Three vertical radiators. Doorway leading to kitchen.

Kitchen (12' 11" x 10' 4") or (3.94m x 3.16m)

UPVC double glazed French doors to back garden. Double glazed window to side. Laminate flooring. Hi-gloss wall and base units. Integrated double electric oven. Four point AEG hob with stainless steel extractor hood above. Quartz worktops with drainer inserts. Butler style sink with chrome mixer tap. Integrated dishwasher and washing machine. Space for American style fridge freezer. Space for dining table and chairs. Vertical radiator. Inset spots.

Garden

Accessed via kitchen or lounge. Elevated, split level decked area. Steps down to main part of garden, laid to lawn. Fully surrounded with privacy hedgerows. Two wooden sheds. Greenhouse. Mature trees and plants. Pathway providing side access to front and drive.

Other

Eastleigh Borough Council Tax Band D £2213.27 2025/26 charges.
Vendors position: No onward chain



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.