



BRAMBLES

ASKING PRICE

£540,000

Freehold

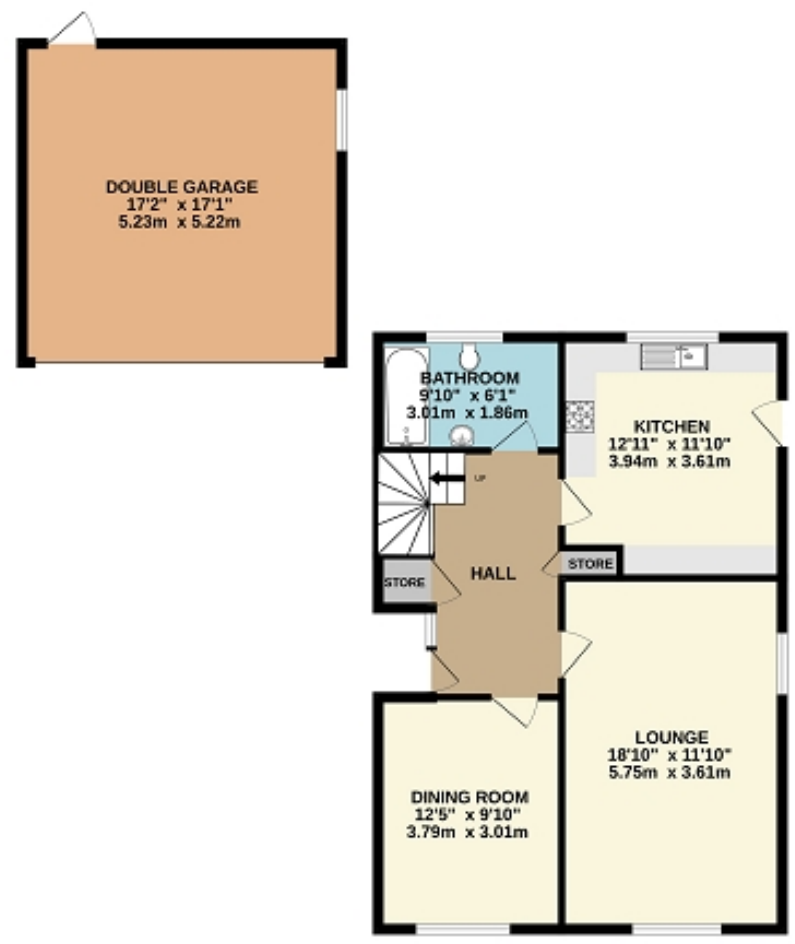
Hill Place, Bursledon, SO31 8AE

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Bursledon Office: 02380 408 200



GROUND FLOOR
972 sq.ft. (90.2 sq.m.) approx.

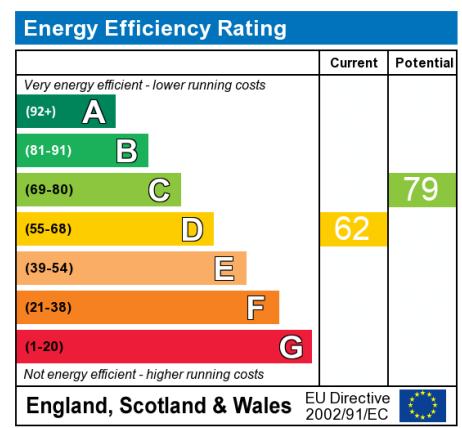


1ST FLOOR
437 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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. Made with Metaplan ©2025



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.

Hill Place, Bursledon, SO31 8AE

3 Beds - 2 Baths

Brambles are delighted to market this three-bedroom family home with double garage and driveway parking. Situated in a quiet cul-de-sac in the ever-popular location of Bursledon, close to local amenities. Being offered with no forward chain.

FEATURES

- Quiet cul-de-sac location
- Three bedrooms, two bathrooms, two reception rooms
- Beautifully maintained back garden
- Double garage with electric rolling door
- Driveway providing off road parking for several vehicles
- Sought after location, verging onto Old Bursledon, close to local amenities



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Tucked away in Hill Place, Bursledon, the prime location of this home speaks for itself. Just a short walk away from the Hamble River, Bursledon train station and the famous Jolly Sailor pub on the waterfront. Its within easy reach of local amenities, highly regarded schools and excellent recreational spaces including Holly Hill, Manor Farm and Royal Victoria Country Park. Due to its close proximity to the A27 and M27 motorway a quick commute to Southampton City Centre is achievable within 20 minutes.

On approach you can appreciate the pretty frontage of this home; a charming front garden laid to lawn, plus the benefit of a double garage and driveway providing off road parking for several vehicles. Downstairs comprises of a spacious lounge and dining room to the front. To the rear, a family bathroom plus well-equipped kitchen with access out to the beautifully maintained back garden.

On the first floor there are three well-proportioned bedrooms, two of which feature fitted storage. Finally, an upstairs shower room completes the accommodation. With the rarity of no forward chain, this family home could be the solution to a stress-free move to a sought after location, verging onto Old Bursledon.



Outside

Front garden laid to lawn with flower beds. Driveway providing parking for three to four cars leads to garage. Side access gate either side of property.

Hallway (13' 3" x 9' 11") or (4.04m x 3.01m)

Composite front door with glazing. Laminate flooring. Skirting boards. Two vertical radiator. Carpeted turning staircase rising to first floor. Under stairs storage cupboard housing meters and breaker switches. Airing cupboard housing water tank. Doorways leading off to all rooms on ground floor.

Lounge (18' 10" x 11' 10") or (5.75m x 3.61m)

Wooden panelled door. Double glazed windows to front and side. Two radiators. Carpet. Skirting boards. Log burner. Serving hatch to kitchen.

Dining Room (12' 5" x 9' 11") or (3.79m x 3.01m)

Wooden panelled door. Double glazed window to front. Radiator. Carpet. Skirting boards.

Kitchen (12' 11" x 11' 10") or (3.94m x 3.61m)

Wooden panelled door. Double glazed window to rear. UPVC double glazed door opens out to back garden. Laminate flooring. Skirting boards. Radiator. Matching wall and base units. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Space and plumbing for fridge freezer and dishwasher. Integrated double electric oven. Integrated four point electric hob. Extractor hood above. Wall mounted Worcester boiler.

Bathroom (6' 1" x 9' 11") or (1.86m x 3.01m)

Wooden panelled door. Double glazed window to rear. Laminate flooring. Low level WC with concealed cistern. White wash basin with chrome mixer tap and vanity unit below. White panel bath with glass screen and electric shower above. Chrome ladder style heated towel rail. Fully tiled walls.



Other

Eastleigh Borough Council Tax Band E £2705.10 2025/26 charges. Vendors position: No onward chain.



Landing (13' 3" x 5' 8") or (4.04m x 1.72m)

UPVC double glazed window over stairs. Carpet. Skirting boards. Doorways leading off to all rooms on first floor.

Bedroom 1 (12' 6" x 13' 11") or (3.80m x 4.25m)

Wooden door. Double glazed window to front. Carpet. Skirting boards. Radiator. Fitted wardrobes and storage solutions. Two built in wardrobes.

Bedroom 2 (10' 10" x 11' 2") or (3.29m x 3.41m)

Wooden door. Double glazed window to rear. Carpet. Skirting boards. Radiator. Fitted wardrobes and storage solutions. Built in storage cupboard.

Bedroom 3 (8' 5" x 8' 4") or (2.56m x 2.53m)

Wooden door. Double glazed window to side. Radiator. Carpet. Skirting boards. Loft access. Two eaves storage cupboards.

Shower Room (4' 10" x 2' 10") or (1.47m x 0.87m)

Wooden door. Double glazed window to side. Half tiled walls. Laminate flooring. Radiator. Low level WC white cistern. White wash basin with chrome mixer tap and vanity unit below. Shower cubicle with glass doors and chrome shower.

Garden

Patio area. Area laid to lawn. Fully fenced. Access to garage. Two side access gates. Mature flower beds.

Garage (17' 2" x 17' 2") or (5.22m x 5.23m)

Rolling electric door to front. UPVC door to back garden. Power and lighting.



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