



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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 Metreplan ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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.



BRAMBLES

ASKING PRICE

£330,000

Leasehold

Portsmouth Road, Bursledon, SO31 8EW

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Portsmouth Road, Bursledon, SO31 8EW

3 Beds - 1 Bath

Welcome to this well-situated, semi-detached family home with three double bedrooms and allocated parking. Within easy reach of local amenities and recreational spaces.

FEATURES

- Three double bedrooms with built in storage to the master
- Open plan kitchen/diner offered with some integrated appliances
- Downstairs cloakroom
- Energy efficient home with Samsung heat pump
- Triple glazing to the front
- Enclosed back garden
- Two allocated parking spaces
- Convenient location within easy access to nearby local amenities in Lowford Village or Netley Abbey



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This three-bedroom home is conveniently located on Portsmouth Road in the highly sought after location of Bursledon. The immediate area offers many local amenities for any family looking to relocate to the area, plus many local and popular walks within close proximity, including Royal Victoria Country Park, Manor Farm and Itchen Valley. There are many pubs within walking distance and the famous Jolly Sailor overlooking the River Hamble is just a short drive away. The home is well placed in catchment for Netley Abbey and Bursledon Junior Schools, as well as Hamble Secondary School. The M27 motorway is within easy reach, allowing for a quick commute into Southampton City Centre within 15 minutes.

Spacious rooms are a theme that run throughout this home. With bright living accommodation, the downstairs comprises of a lounge to the front and an open plan kitchen/dining room to the rear, offered with some integrated appliances. From here, French doors open out to the wonderfully sunny back garden, mainly laid to lawn and featuring an extended patio area. For added convenience, theres a downstairs cloakroom. Upstairs boasts three double bedrooms plus a modern family bathroom with rainfall effect shower over the bath. Further adding to its appeal, there are two allocated parking spaces to the rear of the property plus visitor bays.

We highly recommend a viewing to fully appreciate the potential of this spacious family home. Call Brambles Estate Agents today to arrange your viewing.



Outside

Paved pathway leading to front door. Sheltered porch canopy over the front door. Two allocated parking spaces to the rear.

Living Room (14' 10" x 16' 3") or (4.53m x 4.95m)

Composite front door with glazing. Triple glazed window to front. Fitted cairn mat. Laminate flooring. Skirting boards. Radiator. Carpeted turning staircase with wooden hand rails rising to first floor. Radiator. Door leading to hallway.

Hallway (4' 11" x 6' 11") or (1.50m x 2.12m)

Continuation of laminate flooring. Skirting boards. Radiator. Doorways leading to all rooms on ground floor. Under stairs storage cupboard housing electric meter and breaker switches.

W.C. (4' 11" x 6' 0") or (1.50m x 1.84m)

Double glazed, opaque window to side. Vinyl flooring. Skirting boards. Radiator. Low level WC with cistern. White hand wash basin with chrome mixer tap. Extractor fan.

Kitchen/Dining Room (11' 3" x 16' 3") or (3.43m x 4.95m)

Double glazed window to rear. UPVC double glazed French doors lead out to back garden. Vinyl flooring. Skirting boards. Inset spots. Radiator. Range of matching wall and base units. Ample work surfaces. Stainless steel sink and half with drainer with chrome mixer tap. Integrated electric oven. Integrated four point electric hob with stainless steel splash back and stainless steel extractor hood above. Space and plumbing for washing machine, dishwasher and fridge freezer. Space for dining table and chairs.

Garden

Extended patio. Area laid to lawn. Fully fenced. Wooden shed. Paved pathway leading to wooden gate at rear of garden, leading to parking. Samsung heat pump. Outdoor tap.



Landing (9' 9" x 7' 9") or (2.97m x 2.36m)

Carpet. Skirting boards, Radiator. Loft access. Airing cupboard housing controls to heat pump. Doorways leading off to all rooms on first floor.

Bedroom One (9' 0" x 16' 3") or (2.74m x 4.95m)

Triple glazed window to front. Carpet. Skirting boards. Radiator. Built in storage cupboard.

Bedroom Two (15' 9" x 8' 6") or (4.80m x 2.58m)

Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bedroom Three (12' 4" x 7' 9") or (3.75m x 2.36m)

Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bathroom (6' 4" x 7' 10") or (1.93m x 2.38m)

Double glazed, opaque window to side. Vinyl flooring. Skirting boards. Low level WC with cistern. White wash basin with chrome mixer tap. White panel bath with tiled surrounds and chrome rainfall effect shower above. Chrome ladder style heated towel rail. Inset spots. Extractor fan.

Other

Eastleigh Borough Council Tax Band D £2213.27 2025/26 charges.

113 years remaining on lease.

Ground rent - £298.75 per annum

Service charge - £27.65 per month

Vendors position: Need to find



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