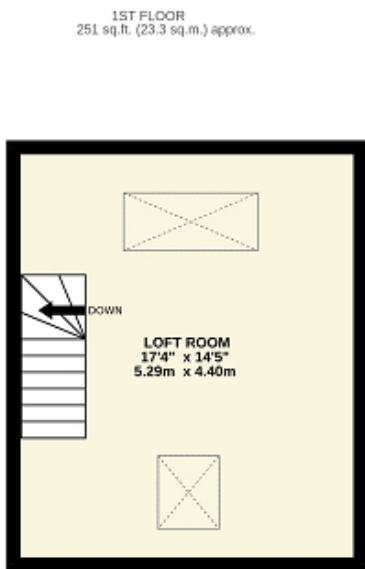
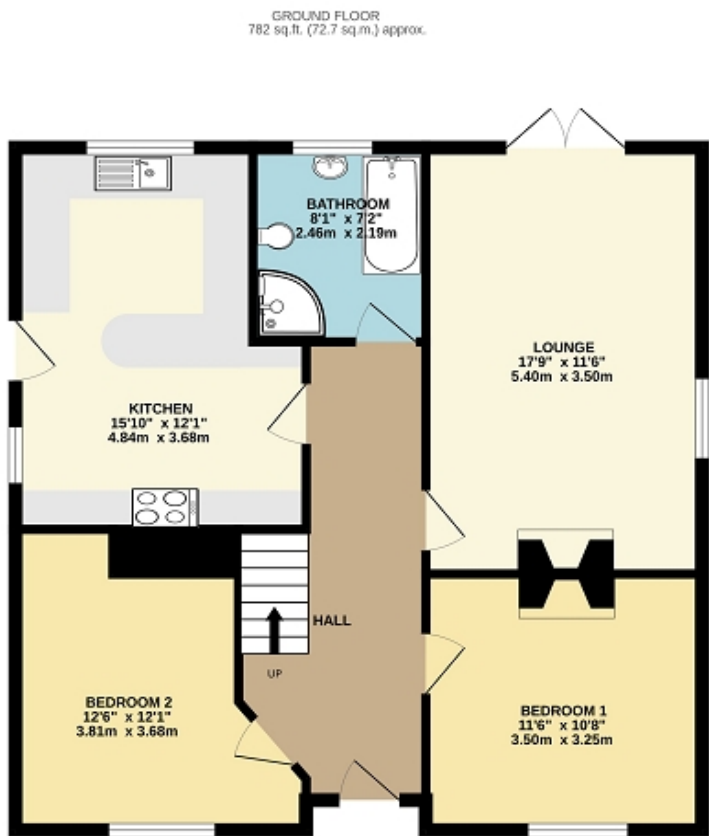




TOTAL FLOOR AREA: 1033 sq.ft. (95.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 Metropix ©2025



BRAMBLES

GUIDE PRICE

£550,000

Freehold

Station Road, Netley Abbey, SO31 5AF

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Station Road, Netley Abbey, SO31 5AF

2 Beds - 1 Bath

Brambles Estate Agents are delighted to present this two-bedroom detached bungalow with attic room, set on a generous plot with scope for development. Ideally situated within walking distance to Southampton Foreshore and Royal Victoria Country Park. Being offered with no forward chain.

FEATURES

- Central village location in Netley Abbey
- Two-bedroom detached bungalow with attic room
- Generous 1/4 acre plot with front and back gardens
- Long driveway providing off road parking for several cars
- Full planning permission previously granted for a four-bedroom house in the grounds
- Eastleigh Borough Council F/21/91298
- Well placed with convenient access to local amenities, foreshore and country park
- No forward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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 ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

Bursledon | Warsash | Mayfair



Welcome to Station Road in the highly desirable Netley Abbey, a perfect choice for those looking to settle in a peaceful yet well connected area. The property's central village location makes most things in Netley Abbey accessible within walking distance, including an array of shops & eateries, as well as the famous Royal Victoria Country Park and Southampton Waterfront. Netley Abbey is served by excellent public transport, including its own railway station on the West Coastway Line. The nearby M27 motorway enables easy access to Southampton City Centre, just a 15-minute drive away.

This fantastic home offers an expansive front and back garden with driveway parking for multiple vehicles. Alternatively, this plot poses the opportunity for development, with full planning permission having previously been granted for either a 3-bedroom or 4-bedroom detached house within the grounds. (Eastleigh Borough Council F/21/91298). The charming bungalow features beautiful, neutral decor throughout and comprises of a lounge, kitchen/breakfast room, two double bedrooms and a family bathroom. In addition, the loft room offers a versatile space; ideal as a hobby room, home office or third bedroom.

Please call Brambles Estate Agents today to arrange a viewing or to discuss the unique development opportunity.



Bedroom 1 (10' 8" x 11' 6") or (3.25m x 3.50m)

Wooden panelled door. Double glazed window to front. Carpet. Deep moulded skirting boards. Picture rails. Radiator.

Bedroom 2 (12' 6" x 12' 1") or (3.81m x 3.68m)

Wooden panelled door. Double glazed window to front and side aspects. Carpet. Deep moulded skirting boards. Picture rails.

Attic room (17' 4" x 14' 5") or (5.29m x 4.40m)

Skylights with fitted blinds to front and rear aspects. Carpet. Skirting boards. Eaves storage. Radiator.

Bathroom (8' 1" x 7' 2") or (2.46m x 2.19m)

Double glazed opaque window to rear. Carpet. Part tiled walls. Picture rails. Shower cubicle with glass sliding doors and chrome shower. Low level WC with cistern. Panel bath with chrome taps and chrome shower attachment. Chrome ladder style heated towel rail. Radiator.

Other

Eastleigh Borough Council Tax Band C £2046.70
Vendors position: No onward chain



Outside

Block paved driveway with space for several vehicles. Front garden laid to lawn. Privacy hedgerow. Fenced on both sides. Side access to both sides. Sheltered porch area.

Hallway (19' 1" x 7' 10") or (5.81m x 2.38m)

Wooden front door with decorative glazing. Fixed panel glazing either side of front door. Fitted cairn mat. Wooden flooring. Deep moulded skirting boards. Picture rails. Radiator. Doorways leading off to all rooms on ground floor. Carpeted staircase with wooden handrails rising to loft room. Under stairs storage.

Lounge (17' 9" x 11' 6") or (5.40m x 3.50m)

Double glazed French door open out to back garden. Double glazed window to side aspect. Carpet. Deep moulded skirting boards. Picture rails. Two radiators. Fireplace with stone hearth and mantle and space for gas fire.

Kitchen (15' 11" x 12' 1") or (4.84m x 3.68m)

Wooden panelled door. Double glazed window to side and rear aspects. Wooden stable door with glazing opens out to side access. Laminate floor tiles. Fitted cairn mat. Picture rails. Solid oak cabinetry incorporating breakfast bar. Tiled work surfaces. Tiled splash backs. Sink and drainer with brass mixer tap. Space for range cooker set into chimney breast. Space for integrated appliances.

Rear Garden

Sunny, south-east facing garden. Mainly laid to lawn. Patio area. Fully fenced. Wooden shed. Concrete base in preparation for hot tub area or summer house. Area laid to gravel offers additional parking. Borders with mature plants and shrubs.



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.