



BRAMBLES

ASKING PRICE

£530,000

Freehold

Station Road, Netley Abbey, SO31 5AH

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Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1508 sq ft (140.1 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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.

Station Road, Netley Abbey, SO31 5AH

3 Beds - 2 Baths

Brambles are pleased to market this spacious three-bedroom home, with generous back garden and driveway parking. Ideally situated in the ever-popular Netley Abbey, within walking distance to the local amenities and Royal Victoria Country Park.

FEATURES

- Three bedrooms, three reception rooms
- Family bathroom plus handy downstairs shower room
- Newly fitted kitchen with some integrated appliances
- Conservatory overlooking the generous rear garden laid mainly to lawn
- Single garage and driveway parking for multiple cars
- Ideally situated close to the local amenities of Netley Abbey



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Located in the desirable coastal village of Netley Abbey, this well-presented three-bedroom home offers generous living space, excellent outdoor areas, and a highly convenient setting close to local amenities, schools, and transport links.

The property welcomes you via a practical porch that leads you through to a bright and comfortable living room. A separate family room provides further space for relaxation or entertaining, while the large kitchen/diner creates a sociable heart of the home with ample room for family meals. Additional ground floor highlights include a utility room, a convenient downstairs shower room, and a light-filled conservatory overlooking the garden. Upstairs, the property offers three well-proportioned bedrooms all served by a modern family bathroom. The rear garden is generous in size, laid mainly to lawn, and perfect for outdoor dining, play, or gardening enthusiasts. To the front, a driveway provides ample off-road parking for multiple vehicles, complemented by a garage for additional storage or parking.

Netley Abbey is renowned for its coastal charm and welcoming community, with the Royal Victoria Country Park, waterfront walks, and local shops all nearby. Excellent transport links make commuting into Southampton City Centre simple, while good local schools add to the areas family appeal.



Outside

Block paved and gravel driveway offering parking for multiple vehicles. Single garage. Entrance to property via porch or side door to utility room.

Porch (7' 2" x 3' 5") or (2.18m x 1.05m)

UPVC double glazed door. UPVC double glazed stained glass effect window to the front. Tiled floor. Skirting boards. Doorway to hall.

Hall (22' 0" x 5' 10") or (6.71m x 1.79m)

Wooden door with glazing. Carpet. Deep moulded skirting boards. Radiator. Carpeted staircase rising to first floor. Doorways leading to lounge, family room and kitchen/diner. Under stairs storage.

Living Room (11' 6" x 11' 10") or (3.50m x 3.60m)

Wooden door with glazed inserts. UPVC double glazed bay window to front. Carpet. Deep moulded skirting boards. Radiator. Fireplace with hearth and mantle surround.

Family Room (10' 6" x 9' 11") or (3.20m x 3.03m)

Wooden door with glazed inserts. UPVC double glazed bay window to side. Laminate flooring. Deep moulded skirting boards. Radiator. Chimney breast.

Kitchen/Dining Room (17' 5" x 11' 6") or (5.32m x 3.51m)

Wooden door with glazed inserts. UPVC double glazed door to conservatory. UPVC double glazed window to conservatory. UPVC double glazed window to back garden. Tiled floor. Matching wall and base units. Wooden work surfaces. Integrated electric oven. Five point gas burner hob with extractor hood above. Space and plumbing for dishwasher and fridge freezer. Stainless steel sink and drainer with chrome mixer tap. Vertical radiator. Opening to utility room. Doorway to conservatory.

Utility Room (8' 1" x 4' 3") or (2.46m x 1.30m)

Skylight to side. UPVC double glazed door to side leads to driveway. Tiled floor. Skirting boards. Radiator. Inset spots. Doorway to downstairs shower room.

Shower Room (8' 8" x 4' 3") or (2.63m x 1.30m)

Wooden door. UPVC double glazed opaque window to side. Skylight to side. Tiled floor. Tiled walls. Inset spots. Low level WC with cistern. White hand wash basin with chrome mixer tap. Walk-In shower with glass screen. Chrome, rainfall effect, shower and handheld attachment. Extractor fan.



Other

Eastleigh Borough Council Tax Band D £2302.54 2025/26 charges. Vendors position: No forward chain.



Conservatory (12' 4" x 9' 3") or (3.76m x 2.82m)

Dwarf wall conservatory. Glazed on two sides. UPVC double glazed French doors open out to the back garden. Laminate flooring. Deep moulded skirting boards. Electric radiator.

Landing (13' 10" x 5' 10") or (4.21m x 1.77m)

Carpet. Deep moulded skirting boards. Radiator. Doorways leading to all rooms on the first floor. Storage cupboard housing the water tank.

Bedroom One (11' 6" x 15' 7") or (3.50m x 4.76m)

UPVC double glazed bay window to front. Additional UPVC double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Cast iron fireplace.

Bedroom Two (9' 7" x 9' 6") or (2.93m x 2.90m)

UPVC double glazed window to rear. Laminate flooring. Deep moulded skirting boards. Radiator. Fitted wardrobes.

Bedroom Three (10' 7" x 10' 0") or (3.23m x 3.05m)

UPVC double glazed window to the rear. Carpet. Deep moulded skirting boards. Radiator. Chimney breast. Built in wardrobe.

Bathroom (7' 8" x 5' 11") or (2.33m x 1.80m)

UPVC opaque double glazed window to side. Laminate flooring. Tiled walls. Shower cubicle with glass door and wall mounted electric power shower. White pedestal wash basin with chrome taps. White panel bath with chrome taps and handheld shower attachment. Electric shaving point. Low level WC with cistern. Chrome ladder style heated towel rail. Inset spots.

Garden

Patio area. Outdoor tap. Fully fenced. Large lawn area. Access to the garage.

Garage (20' 5" x 9' 3") or (6.22m x 2.82m)

Wooden door to garden. Up and over door front. Wooden single glazed window to rear.



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