



BRAMBLES

OFFERS IN EXCESS OF

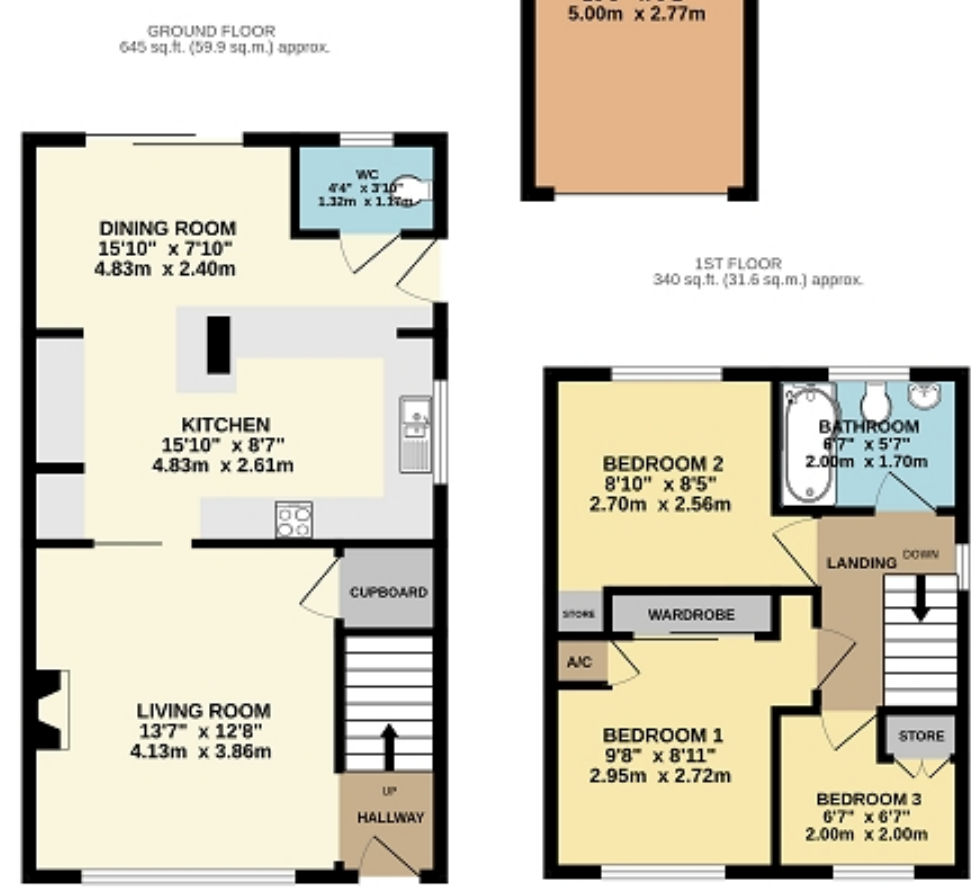
£325,000

Freehold

The Grove, Sholing, SO19 9LU

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TOTAL FLOOR AREA: 985 sq.ft. (91.5 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(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.



The Grove, Sholing, SO19 9LU

3 Beds - 1 Bath

Welcome to this thoughtfully modernised three-bedroom, semi-detached home. Nestled within a quiet cul-de-sac in a desirable area of Sholing, close to local schools and amenities.

FEATURES

- Three well-proportioned bedrooms with built in storage
- Family bathroom plus handy downstairs cloakroom
- Re-modelled kitchen/dining room with high-gloss units and breakfast bar
- Bright, neutral decor throughout
- Single garage plus driveway parking for multiple cars
- Private, low-maintenance rear garden with lawn & patio
- Quiet cul-de-sac location close to local schools and amenities



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Situated in The Grove, Sholing, this home enjoys a peaceful residential setting while remaining close to local shops, schools, and transport links, making it a fantastic choice for families and commuters alike.

Thoughtfully modernised by the current owner, this home offers bright and airy accommodation throughout with neutral decor and a completely re-mastered kitchen with hi-gloss cabinetry, ample worksurfaces and a convenient tea/coffee serving area. Sliding doors open directly onto the rear garden, making it perfect for family gatherings and summer entertaining. A downstairs cloakroom adds everyday convenience. Upstairs there is plenty of space on offer for the growing family, including three well-proportioned bedrooms with built in storage, completed by a family bathroom.

Outside the property benefits from a driveway providing parking for three to four vehicles, plus a single garage. To the rear, the enclosed garden has been thoughtfully designed for easy maintenance, featuring a level lawn and a paved patio - an ideal spot for outdoor dining.



Outside

Driveway offering parking for three to four cars. Front garden laid to lawn. Privacy hedge row. Single garage.

Hallway

UPVC double glazed front door. Laminate herringbone flooring. Skirting boards. Carpeted staircase rising to first floor. Radiator. Opening to living room.

Living Room (13' 7" x 12' 8") or (4.13m x 3.86m)

Double glazed window to front. Laminate herringbone flooring. Skirting boards. Radiator. Gas fireplace with tiled hearth. Under stairs storage housing the meters and breaker switches. Pocket door leading to kitchen / dining room.

Kitchen (8' 7" x 15' 10") or (2.61m x 4.83m)

Double glazed window to side. Continuation of laminate herringbone flooring. Space for American style fridge freezer. Full range of hi-gloss wall and base units. Ample works surfaces incorporating a breakfast bar. Integrated electric oven and microwave. Four point induction hob with extractor hood above. Stainless steel sink with drainer and chrome mixer tap. Space and plumbing for dishwasher, washing machine and tumble dryer. Additional tea/coffee serving area with ambient lighting. Opening leads to dining area.

Dining Room (7' 10" x 15' 10") or (2.40m x 4.83m)

Double glazed sliding doors leading to back garden. UPVC double glazed door to side. Continuation of laminate herringbone flooring. Two radiators. Space for dining table and chairs. Doorway to cloakroom.

Cloakroom (3' 10" x 4' 4") or (1.17m x 1.32m)

Double glazed window to rear. Continuation of laminate Herringbone flooring. Low level WC with integral hand wash basin. Built in storage cupboard.



Landing

Double glazed window to side. Carpet. Skirting boards. Doorways leading to all rooms. Access to mostly boarded loft with lighting.

Bedroom One (9' 8" x 8' 11") or (2.95m x 2.72m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Fitted wardrobes with mirrored sliding doors. Airing cupboard with shelving houses the water tank.

Bedroom Two (8' 5" x 8' 10") or (2.56m x 2.70m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Built in shelving.

Bedroom Three (6' 7" x 6' 7") or (2.0m x 2.0m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe with shelving. Box storage.

Bathroom (5' 7" x 6' 7") or (1.70m x 2.0m)

Double glazed, opaque bathroom to rear. Vinyl flooring. Tiled walls. Panel bath with chrome taps and shower above. Low level WC with cistern. Pedestal wash basin with chrome taps. Radiator.

Garage (16' 5" x 9' 1") or (5.0m x 2.77m)

Single garage. Up and over door. Wall units. Wooden, single glazed window to side.

Garden

Mainly laid to lawn with border. Patio area enclosed by low level brick wall.

Other

Southampton City Council Tax Band C £2014.61 2025/26 charges. Vendors position: No forward chain



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