



ASKING PRICE

£395,000

Freehold

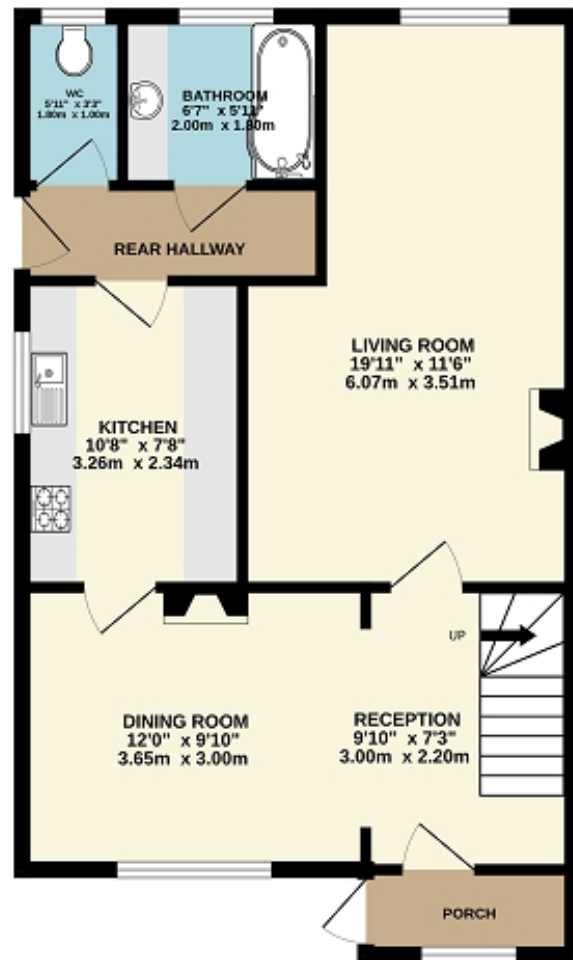
Denzil Avenue, Netley Abbey, SO31 5BA

Warsash Office: 01489 581 452

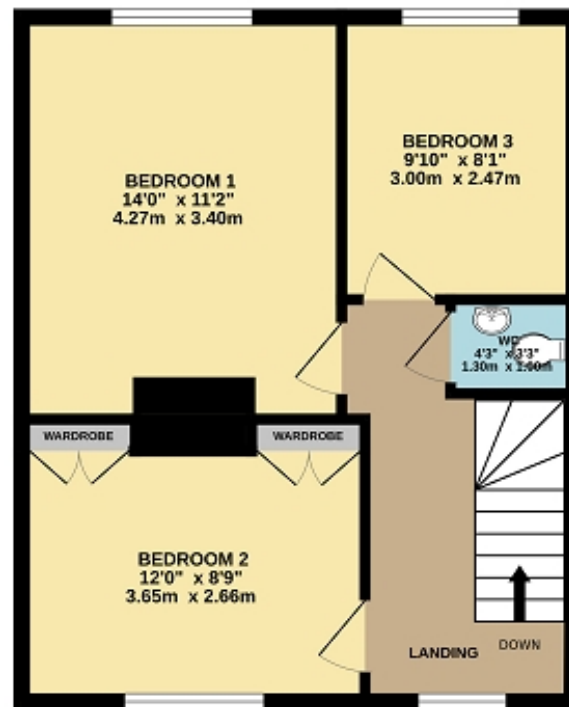
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BRAMBLES

GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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Denzil Avenue, Netley Abbey, SO31 5BA

3 Beds - 1 Bath

This three bedroom family home with driveway parking is set within the idyllic location of Netley Abbey, close to local amenities and Southampton foreshore. Being offered with no forward chain.

FEATURES

- Three well-proportioned bedrooms
- Spacious living room and separate dining room
- Downstairs bathroom with separate WC
- Additional upstairs cloakroom
- Driveway parking for several cars
- Located in sought-after Netley Abbey village
- Close to local shops, schools, coastal walks & Southampton Water
- No forward chain



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

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Tucked away in the charming coastal village of Netley Abbey, this three-bedroom semi-detached home offers space, versatility, and a wonderful opportunity to create a home tailored to your lifestyle. Just a short walk from the shoreline of Southampton Water and the historic Netley Abbey ruins, the property enjoys an enviable location.

Downstairs features a spacious living room with gas fireplace- the perfect place to relax at the end of the day. The separate dining room provides a welcoming space for family gatherings or entertaining friends, while the kitchen offers generous storage and preparation areas, with plenty of potential for modernisation to suit your taste. On the ground floor, you'll also find a family bathroom with a separate WC, offering added convenience for busy households.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, alongside an additional WC for practicality. Externally, the property benefits from driveway parking to the front and a generously sized back garden to the rear. The home also offers scope for personalisation, making it an exciting opportunity for buyers eager to put their own stamp on a property.

Set within a welcoming community, Netley Abbey is well known for its coastal walks, local shops, friendly pubs, and easy access to both Southampton and Hamble. Families will also appreciate the proximity to respected schools and green open spaces.



Outside

Driveway offering space for two to three cars. Front garden laid to lawn. Privacy hedgerow. Wooden gate leading to side access. Paved pathway leading to front door.

Porch

UPVC front door. Double glazed window to front. Carpet. Built-In storage cupboard. Wood cladding to the walls. Doorway to living room.

Reception (9' 10" x 7' 3") or (3.0m x 2.20m)

Carpet. Skirting boards. Built-In storage cupboards. Carpeted turning staircase with wooden handrails rising to the first floor. Doorway to living room. Opening to dining room.

Dining Room (9' 10" x 12' 0") or (3.0m x 3.65m)

Double glazed window to front. Radiator. Carpet. Skirting boards. Gas fireplace. Doorway to kitchen.

Living Room (19' 11" x 11' 6") or (6.07m x 3.51m)

Double glazed window to rear. Carpet. Skirting boards. Radiator Gas fireplace. Serving hatch to kitchen.

Kitchen (10' 8" x 7' 8") or (3.26m x 2.34m)

Double glazed window to side. Tiled floor. Half tiled walls. Full range of matching wall and base units. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Wall mounted Worcester boiler. Space for freestanding cooker. Space and plumbing for washing machine, under counter fridge and freezer. Serving hatch to the living room. Doorway to rear hallway.

Rear Hallway

Double glazed door to side. Tiled floor. Skirting boards. Doorways to bathroom and WC.



Bathroom (5' 11" x 6' 7") or (1.80m x 2.0m)

Double glazed window to rear. Tiled flooring. Tiled walls. White panel bath with chrome taps and chrome shower attachment above. White wash basin with chrome mixer tap and vanity units built in below. Radiator.

W.C. (5' 11" x 3' 3") or (1.80m x 1.0m)

Double glazed, opaque window to rear. Tiled floor. Skirting boards. Radiator. Low level WC with cistern.

Landing

Carpet. Skirting boards. Radiator. Double glazed window to front. Doorways leading off to all rooms on first floor.

Bedroom One (14' 0" x 11' 2") or (4.27m x 3.40m)

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

Bedroom Two (8' 9" x 12' 0") or (2.66m x 3.65m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Two sets of built-in wardrobes.

Bedroom Three (9' 10" x 8' 1") or (3.0m x 2.47m)

Double glazed window to rear. Carpet. Skirting boards.

Cloakroom (3' 3" x 4' 3") or (1.0m x 1.30m)

Low level WC with cistern. Carpet. Skirting boards. White hand wash basin with chrome taps. Radiator.

Garden

Mainly laid to lawn. Patio area. Wooden shed. Abundance of mature trees and hedges. Fencing. Side access laid to concrete which could be used as additional driveway space. Outdoor tap.



Other

Eastleigh Borough Council Tax Band C £2046.70 2025/26 charges.

Vendors position: No forward chain



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