



BRAMBLES

ASKING PRICE

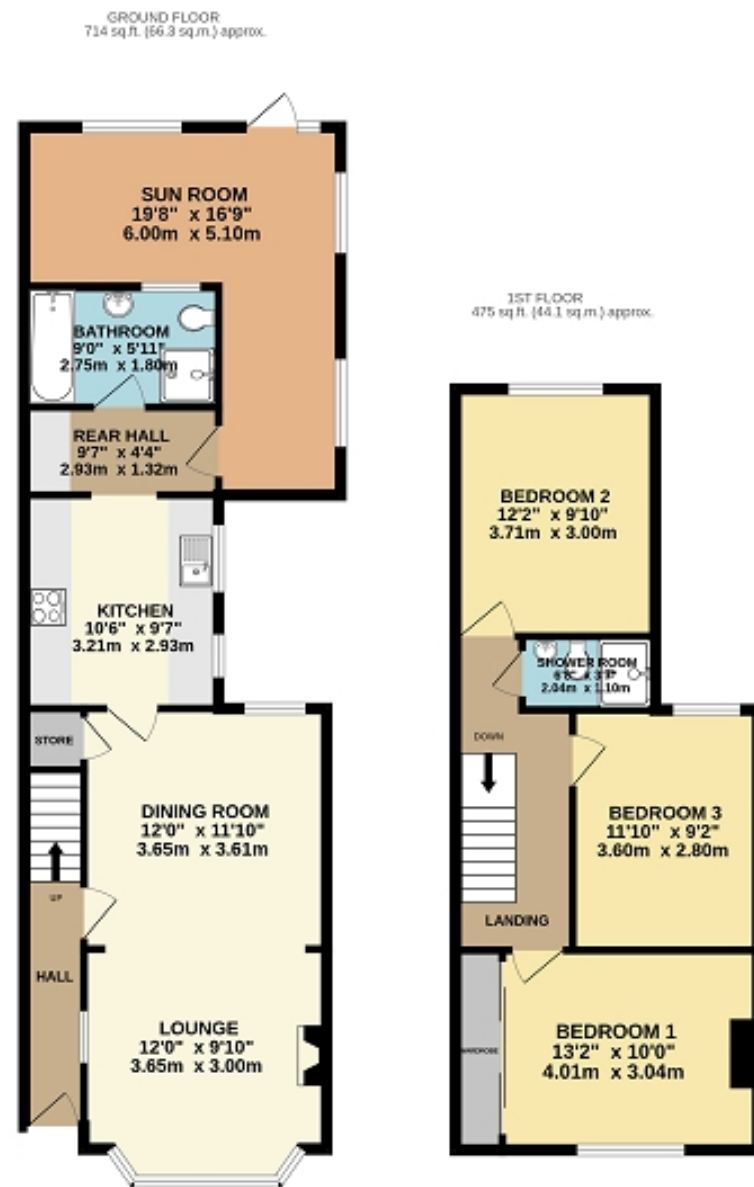
£395,000

Leasehold

Chamberlayne Road, SO31 5DA

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx.

Whilst 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.
Made with Metropix 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(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.



Chamberlayne Road, Netley Abbey, SO31 5DA

3 Beds - 2 Baths

Brambles Estate Agents are delighted to present this three bedroom, two bathroom family home in an idyllic village location just a short stroll from Southampton Water and Royal Victoria Country Park.

FEATURES

- Three bedrooms, two bathrooms
- Modern fitted kitchen
- Designated dining room
- Bright and versatile sunroom
- Enclosed back garden
- Village location just a stones throw from Southampton Water



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Nestled in the sought-after village of Netley Abbey, just a stones throw from the water, this delightful home blends character with modern comfort. Surrounded by scenic coastal walks along Southampton Water, the area offers a welcoming community, local shops, cafes and pubs, as well as excellent schools nearby. Royal Victoria Country Park, with its woodlands, shoreline, and open spaces, is only moments away, providing endless opportunities for leisure and outdoor activities. Southampton city centre and major transport links are also within easy reach, making Netley Abbey an ideal balance of village charm and convenience.

Stepping inside, the ground floor features a welcoming lounge/ dining room with a bay window and log burner, perfect for cosy evenings. The newly fitted kitchen is finished to a high standard and incorporates plenty of cabinetry and worktop space. A downstairs bathroom and a bright sunroom overlooking the garden add to the homes versatility and charm. Upstairs features three well-proportioned bedrooms, including a master with fitted wardrobes, alongside a practical shower room. Outside, the garden is mainly laid to lawn with a patio area ideal for entertaining and relaxing in the warmer months.



Outside

Iron gate opens to the front garden. Pathway laid to original tiles leading to front door. Flower border. Paved pathway leading to side access.

Hall

UPVC double glazed front door. Original wooden flooring. Deep moulded skirting boards. Radiator. Window to lounge. Carpeted stair case rising to first floor.

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

Double glazed bay window to front. Original wood flooring. Deep moulded skirting boards. Radiator. Open fireplace housing log burner. Opening to dining room.

Dining Room (11' 10" x 12' 0") or (3.61m x 3.65m)

Double glazed window to rear. Original wood flooring. Deep moulded skirting boards. Radiator. Under stairs storage cupboard. Opening to living room. Doorway to kitchen.

Kitchen (10' 6" x 9' 7") or (3.21m x 2.93m)

Two double glazed windows to side. Laminate floor tiles. Full range of matching wall and base units. Wooden work surfaces. Tiled splashbacks. Stainless steel sink and drainer with mixer tap. Integrated Zanussi double electric oven. Zanussi for point induction hob. Stainless steel extractor hood. Space for washing machine and dishwasher. Inset spots. Doorway to rear hallway.

Rear Hallway

Larder cupboard and fitted wine rack. Space for fridge freezer. Doorways to bathroom and sunroom.

Bathroom (5' 11" x 9' 0") or (1.80m x 2.75m)

Double glazed, opaque window to rear. Tiled floor. Fully tiled walls. Inset spots. Freestanding bath with chrome taps and hand held shower attachment. Low level WC with cistern. Glass shower cubicle with chrome rainfall effect shower. Chrome ladder style heated towel rail. Extractor.



Other

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

Peppercorn ground rent as part of Chamberlayne Estates.

Vendors position: Need to find



Sun Room (19' 8" x 16' 9") or (6.0m x 5.10m)

Two double glazed windows to side. Double glazed window to rear. Double glazed patio door to back garden. Laminate flooring. Base unit with work surface and space for an appliance below. Wall units. Two radiators.

Landing

Carpet. Access to partially boarded loft with light and pull down ladder. Doorways to all rooms on first floor.

Bedroom One (10' 0" x 13' 2") or (3.04m x 4.01m)

Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Built-in wardrobes with sliding doors and mirror.

Bedroom Two (12' 2" x 9' 10") or (3.71m x 3.0m)

Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator.

Bedroom Three (11' 10" x 9' 2") or (3.60m x 2.80m)

Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator.

Shower Room (3' 7" x 6' 8") or (1.10m x 2.04m)

Tiled floor. Deep moulded skirting boards. Fully tiled shower cubicle with glass sliding door and wall mounted electric power shower. Low level WC with cistern. Pedestal wash basin with chrome mixer tap. Wall mounted vanity unit. Inset spots. Extractor.

Garden

Mainly laid to lawn. Area laid to patio. Borders with mature plants and trees. Raised vegetable patch. Two metal storage sheds. Fully fenced. Paved pathway providing side access.



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.