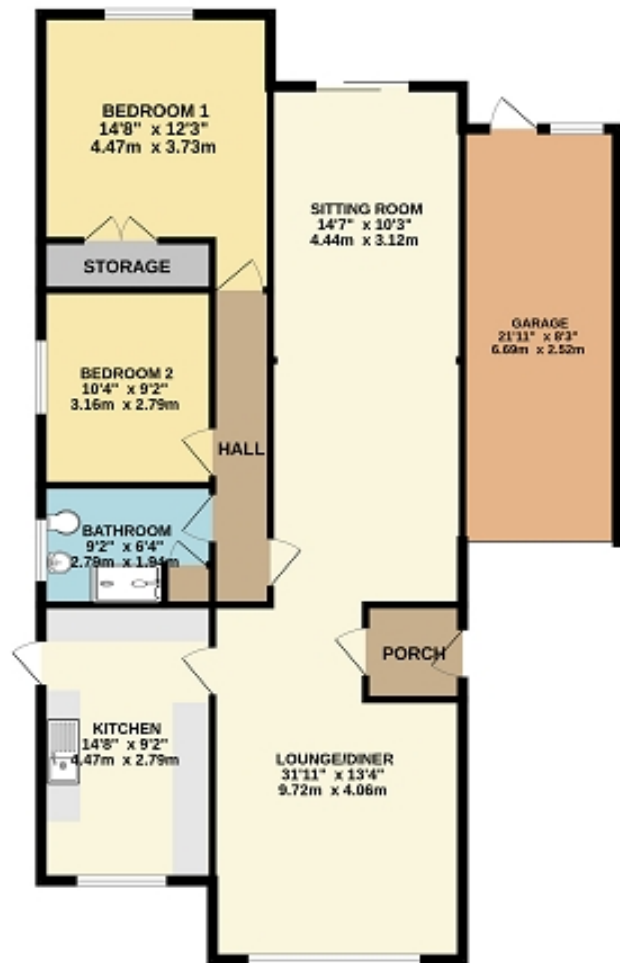


GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq ft. (114.6 sq.m.) approx.
While 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 misstatement. 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		83
(69-80) C	70	
(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.



BRAMBLES

ASKING PRICE

£435,000

Forge Close, Bursledon, SO31 8GR

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Forge Close, Bursledon, SO31 8GR

2 Beds - 1 Bath

A well maintained, two bedroom detached bungalow in the heart of Bursledon. Ideally located in a quiet cul-de-sac close to the local amenities of Lowford Village. Being offered with no onward chain.

FEATURES

- Charming, detached bungalow in a quiet cul-de-sac location
- Open plan lounge / diner plus additional sitting room with sliding doors opening to rear garden
- Fitted kitchen with appliances included
- Two bedrooms, one with fitted storage
- Driveway and tandem garage providing off road parking for several vehicles
- Private rear garden laid to lawn
- Located in the popular Lowford Village close to local shops, cafes, and riverside walks
- Being offered with no onward chain



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Tucked away in a quiet cul-de-sac in the heart of Bursledon, this charming two-bedroom bungalow offers spacious and versatile living in a peaceful residential setting.

The accommodation begins with a welcoming porch leading into a bright lounge/diner, ideal for relaxing or entertaining. A separate sitting room with sliding doors opens directly onto the private rear garden, creating a lovely connection between indoor and outdoor living. The well-equipped kitchen comes complete with appliances included. There is a well-appointed bathroom and two bedrooms, one featuring fitted storage. Outside features a generous back garden, laid to lawn with a large patio area. The tandem garage and driveway provide off road parking for multiple cars. Adding to its appeal the property is being offered with no onward chain.

Situated in desirable Lowford Village, the property is within easy reach of local shops, cafes, and amenities, as well as pleasant riverside walks along the Hamble. The area is served by excellent transport links, with close proximity to Bursledon train station and the M27 motorway making Southampton City Centre accessible within 15 minutes.



Outside

Garden laid to lawn. Driveway leading to garage.

Porch (5' 0" x 5' 2") or (1.53m x 1.58m)

UPVC double glazed front door. Carpet. Moulded skirting boards. Doorway leading to living room.

Lounge/Diner (31' 11" x 13' 4") or (9.72m x 4.06m)

UPVC double glazed window to front. Carpet. Moulded skirting boards. Electric fireplace. Radiator. Doorway leading to kitchen. UPVC double glazed window to side. French doors leading to sitting room.

Kitchen (14' 8" x 9' 2") or (4.47m x 2.79m)

UPVC double glazed window to front and side. Vinyl flooring. Partially tiled walls. Wall and base units. Integrated electric oven and microwave. Integrated electric hob with extractor hood above. Sink and drainer with mixer tap. Washing machine. Fridge freezer. UPVC double glazed door to back garden. Unit housing the Glow-worm boiler.

Sitting room (14' 7" x 10' 3") or (4.44m x 3.12m)

UPVC double glazed sliding doors to garden. Three Velux skylights. Carpet. Moulded skirting boards. Radiator.

Hallway (16' 9" x 3' 1") or (5.11m x 0.94m)

Carpet. Moulded skirting boards. Doorways leading to bedrooms and bathroom.



Bedroom One (14' 8" x 12' 3") or (4.47m x 3.73m)

UPVC double glazed windoe to rear. Carpet. Moulded skirting boards. Fitted double wardrobes. Fitted drawers, dressing table and bedside units. Radiator.

Bedroom Two (10' 4" x 9' 2") or (3.16m x 2.79m)

UPVC double glazed window to rear. Carpet. Moulded skirting boards. Radiator.

Bathroom (6' 4" x 9' 2") or (1.94m x 2.79m)

UPVC double glazed window to rear. Tiled floor. Fully tiled double width shower cubicle with chrome attachments. Airing cupboard housing water tank. Low level WC with cistern. White pedestal wash basin with chrome mixer tap. Radiator. Access to loft.

Garden

Mainly laid to lawn. Large patio area. Fully fenced. Area laid to shingle. Mature trees. Side access.

Garage (21' 11" x 8' 3") or (6.69m x 2.52m)

Up and over garage door. Window and door to back garden.

Other

Eastleigh Borough Council Tax Band D £2213.27 2025/26 charges.
No onward chain.



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.