



BRAMBLES

ASKING PRICE

£349,950

Leasehold

Seaview Estate, Netley Abbey, SO31 5BP

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Seaview Estate, Netley Abbey, SO31 5BP

2 Beds - 1 Bath

Brambles are delighted to market this two-bedroom, semi-detached home with secluded garden and driveway parking. Nestled in a quiet cul-de-sac in Netley Abbey, within close range of local amenities including shops, schools and Southampton waterfront.

FEATURES

- Quiet cul-de-sac location
- Two double bedrooms with built in storage
- Open plan kitchen / dining room with integrated appliances
- Custom fit, plantation shutters throughout
- Generous and secluded back garden
- Driveway providing off road parking for two cars
- Highly desirable location in Netley Abbey close to local amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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 ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

Bursledon | Warsash | Mayfair



Welcome to Seaview Estate, a highly desirable cul-de-sac in Netley Abbey, a perfect choice for those looking to settle in a peaceful yet well connected area. The property's proximity to the village makes most things in Netley Abbey accessible within walking distance, including an array of shops & eateries, as well as the famous Royal Victoria Country Park and Southampton Waterfront. Netley Abbey is served by excellent public transport, including its own railway station on the West Coastway Line. The nearby A27 and M27 motorway enable easy access to Southampton City Centre, just a 15-minute drive away.

Outside, external modernisations give this home a fresh feel. The frontage has been updated to include a newly laid gravel driveway providing off-road parking for two vehicles. Pearl Grey Cedral cladding has been installed to the front bay window adding modern tones and features to this character property. The owners have continued this theme throughout, updating and modernising the interiors to create a bright, airy and versatile living accommodation.

Downstairs, a cosy living room with wood burning stove is the perfect retreat to unwind at the end of the day. The open plan kitchen / dining room is well equipped with integrated appliances and overlooks the back garden, a generous and secluded plot ideal for entertaining guests or family days in the sunshine. For added convenience a separate utility room takes care of all of the daily essentials whilst ensuring the home is kept clutter free. Upstairs boasts two double bedrooms both with built in storage solutions, as well as a contemporary bathroom with shower over the bath.

Thanks to its excellent location and being in move in ready, we don't anticipate this home to be on the market for very long. Please call Brambles Estate Agents today to arrange a viewing.



Outside
Driveway laid to gravel with rumble strip, providing off road parking for two cars. Fencing and hedgerow for privacy. Wooden gate opens to gravel pathway, leading to front door and utility room. Pearl Grey Cedral cladding to bay window.

Hallway
Composite front door with double glazing. Laminate flooring. Carpet staircase with wooden hand rail rising to first floor. Doorways leading to lounge and kitchen/dining room.

Lounge (12' 5" x 13' 6") or (3.78m x 4.12m)
Wooden door with glazing. Double glazed bay window to front with custom fit plantation shutters. Continuation of laminate flooring. Skirting boards. Radiator. Fireplace with wood burning stove.

Kitchen/Dining Room (20' 3" x 13' 6") or (6.17m x 4.12m)
Wooden door with glazing. Double glazed window to side with custom fit plantation shutters. Double glazed window to rear. Continuation of laminate flooring. Skirting boards Victorian style radiator plus two vertical radiators. Full range of matching wall and base units. Ample work surfaces with matching risers. White butler style sink with mixer tap. Integrated electric oven and microwave. Integrated electric four point hob. Integrated dish washer, bin store, fridge freezer. Built in pantry cupboard. Space for dining table and chairs. Inset spots. Doorway leading to utility room.

Utility Room (12' 5" x 9' 11") or (3.78m x 3.01m)
Wooden door with glazing. Composite door leads out to front. UPVC double glazed window and door leading out to back garden. Laminate flooring. Base unit with work surface. Stainless steel sink and half with drainer and chrome mixer tap. Space and plumbing for two appliances.



Other
Eastleigh Borough Council Tax Band B £1790.87 2025/26 charges.
Vendors position: Found no onward chain purchase.



Landing
Carpet. Skirting boards. Access to boarded loft with pull down ladder, housing the combi boiler. Doorways leading off to all rooms on first floor.

Bedroom One (12' 5" x 11' 7") or (3.78m x 3.54m)
Wooden door with matt black fittings. Double glazed bay window to front with custom fit plantation shutters. Carpet. Skirting boards. Radiator. Bespoke floor to ceiling fitted wardrobes with sliding mirrored door.

Bedroom Two (9' 11" x 13' 6") or (3.02m x 4.12m)
Wooden door with matt black fittings. Double glazed window to rear with custom fit plantation shutters. Carpet. Skirting boards. Radiator. Built in storage cupboard.

Bathroom (6' 9" x 4' 7") or (2.07m x 1.39m)
Wooden door with matt black fittings. Double glazed window to side. Tiled walls. Laminate flooring. White panel bath with centralised chrome taps, chrome rainfall effect shower and glass shower screen. White basin with chrome taps and vanity drawers below. Inset spots. Low level WC with cistern. Heated towel rail. Extractor fan.

Garden
Mainly laid to lawn. Patio area. Fully fenced. Mature trees and plants. Wooden shed. Outdoor tap.



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.