



ASKING PRICE

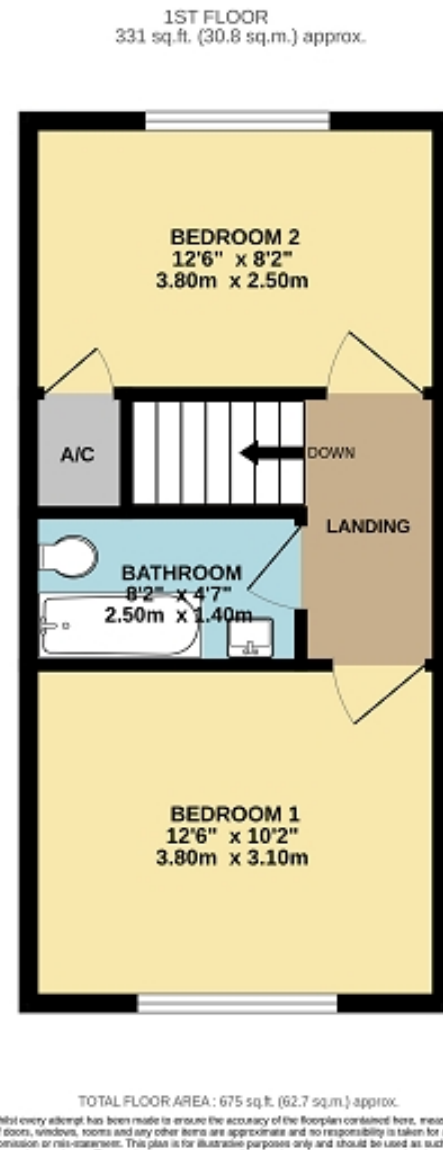
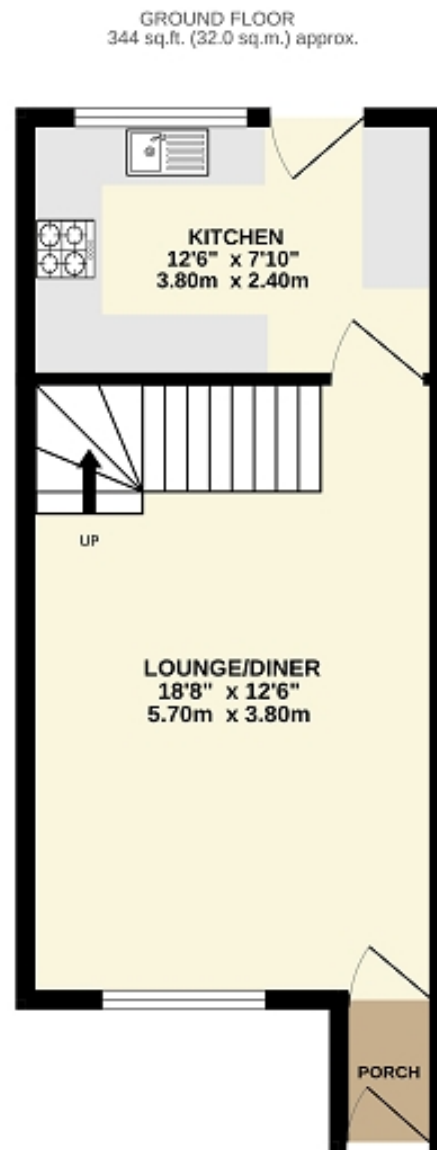
**£285,000**

Freehold

**Fry Close, Hamble, SO31 4PF**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**Fry Close, Hamble, SO31 4PF**

**2 Beds - 1 Baths**

This delightful two-bedroom terraced house offers a unique opportunity to reside in close proximity to the tranquil waters of Hamble River. With its inviting ambiance and convenient location, this property epitomizes comfortable coastal living.

**FEATURES**

- Situated within a stone's throw from the water's edge, this property provides easy access to the marinas, yacht clubs, and waterfront promenades
- The house comprises two generously sized double bedrooms, offering ample space for both residents and guests
- With easy access to local shops, restaurants, and amenities, as well as excellent transport links
- No forward chain
- Single garage
- Full gas central heating and double glazing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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Bursledon | Warsash | Mayfair



Upon entering the house, you step into a welcoming porch, straight ahead you enter the spacious lounge area. Large windows allow sunlight to filter in, while the room's layout provides ample space for seating arrangements and entertainment areas. Continuing through the property, you step into the heart of the home: the kitchen breakfast room. The modern kitchen features sleek cabinetry, space for appliances, and ample countertop space for meal preparation. A designated dining area offers views of the private garden.

Stepping through from the kitchen breakfast room, you enter the secluded oasis of the private garden. A paved patio area provides the perfect spot for outdoor dining or relaxation, a well-maintained lawn stretches out, providing ample room for outdoor activities or gardening pursuits. High fencing ensures privacy and seclusion.

The property boasts two generously sized double bedrooms. The master bedroom features large windows that flood the room with light to the front, while the second bedroom offers versatility and comfort along with space for a double bed. Completing the tour, you find the modern bathroom located conveniently between the two bedrooms. Crisp white tiles, contemporary fixtures, and a full-size panelled bath with shower fittings.



Returning downstairs, you have access to the garage, providing secure parking for your vehicle or additional storage space for outdoor equipment, bicycles, or recreational gear.

Experience the idyllic coastal lifestyle that Hamble has to offer with this charming two-bedroom terraced house. Whether you're a sailing enthusiast, nature lover, or simply seeking a peaceful retreat by the water. Schedule a viewing today and start envisioning your life in this captivating seaside village.

**Porch**

UPVC door with double glazed opaque insert into porch. Coir insert matting. Fuse board. Door with opaque insert into lounge.

**Lounge (18' 8" x 12' 6") or (5.70m x 3.80m)**

Carpet. Double glazed window to front. Radiator. Coving. Stairs rising to first floor. Skirting boards. Under stairs storage cupboard.

**Kitchen breakfast room (7' 10" x 12' 6") or (2.40m x 3.80m)**

Tiled flooring. UPVC door with double glazed insert opening to garden. Matching wall and base units. Work surfaces with tiled splashback. Single oven with four point hob and extractor hood above. Space for fridge freezer, plumbing for dishwasher and washing machine. Stainless steel sink and drainer with chrome mixer tap. Double glazed window to rear. Wall mounted Glow Worm boiler concealed in wall unit. Radiator.

**Landing**

Carpet. Access to loft which is partially boarded, with lighting and pull down ladder. Doors to all rooms on the first floor. Skirting boards. Coving.



**Bedroom 1 (10' 2" x 12' 6") or (3.10m x 3.80m)**

Carpet. Double glazed window to front. Radiator. Skirting boards. Coving.

**Bedroom 2 (8' 2" x 12' 6") or (2.50m x 3.80m)**

Carpet. Double glazed window to rear. Radiator. Door to airing cupboard with hot water tank and storage. Skirting boards. Coving.

**Bathroom (4' 7" x 8' 2") or (1.40m x 2.50m)**

Vinyl flooring. Panelled bath with fitted shower screen and electric wall mounted shower. Fully tiled surround. Low level WC. Hand wash basin set in modern vanity unit with chrome mixer tap. Inset spot lights. Extractor fan. Chrome ladder style heated towel rail.

**Garden**

Extended patio with matching pathway leading to rear of the garden with pedestrian gate proving rear access leading to garage on block. Laid to lawn area. Flower bedding to right hand side. Outside tap.

**Garage**

Up and over door.

**Other**

Eastleigh borough council tax Band C- £1,837.91 per annum  
Sellers position- No forward chain



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