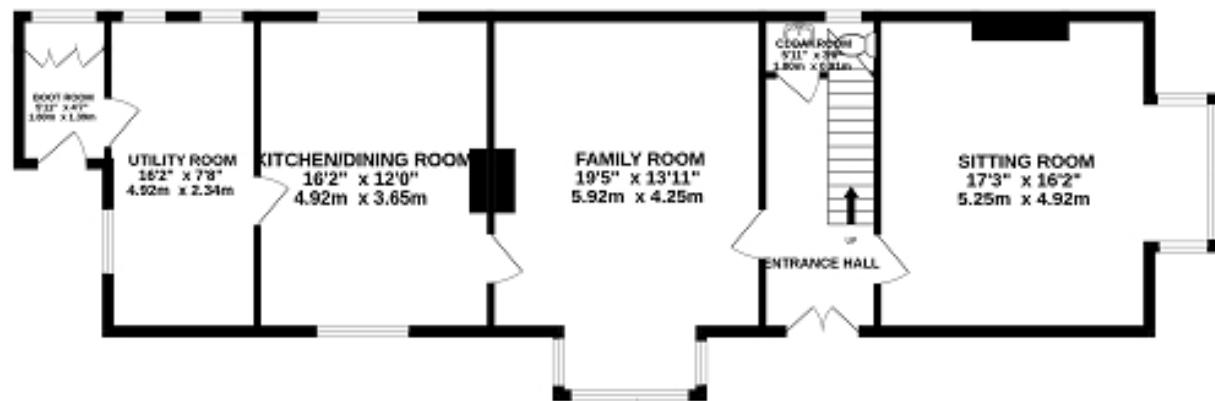
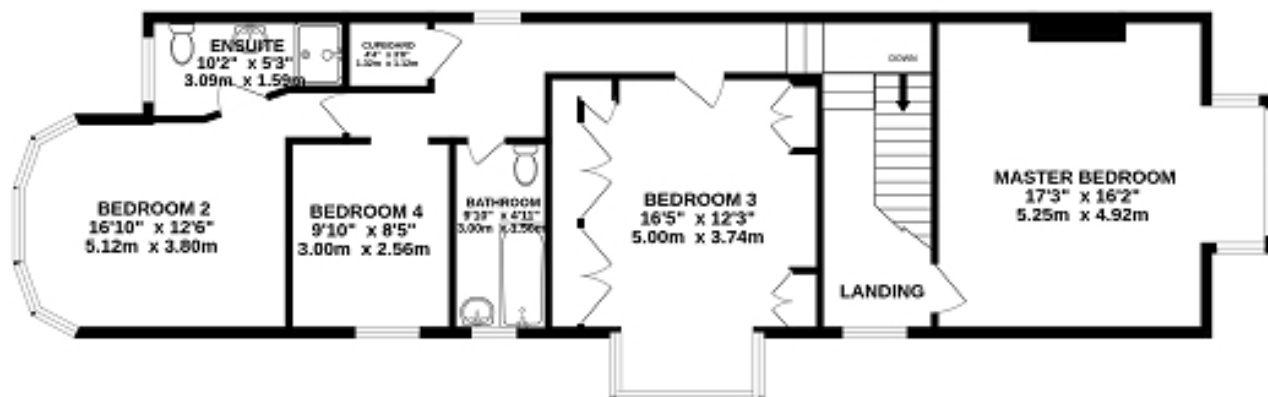


GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 1923 sq.ft. (178.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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

Guide Price

£725,000

Freehold

Bridge Road, SO31 7EB

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Bridge Road, Swanwick, SO31 7EB

4 Beds - 2 Baths

Generous, flexible accommodation with views across Swanwick Marina offered with this stunning Victorian property

FEATURES

- Two generous reception rooms to the ground floor
- Four bedrooms - three doubles and two bathrooms to the first floor
- Large kitchen with huge utility room and separate boot room!
- Parking for several vehicles behind gated driveway
- Just moments from the River Hamble, and cafes/restaurants at Swanwick Marina
- Offered with no forward chain



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



This attractive Victorian Villa, situated opposite Swanwick Marina and Boatyard, just a stones throw from the River Hamble, is coming to the market for the first time in many years. Its clear from the distinctive exterior, with its ornate gable trim, Victorian canopy and sash windows, that the property has retained much of its character throughout the years, although internally would now benefit from some updating. The internal layout has been extended to the rear since its original construction and offers generous living and bedroom accommodation. The ground floor currently offers two good sized reception rooms, either side of the entrance hall. The kitchen is situated towards the rear and is fitted with a selection of wall and base units. There's a large utility room off of the kitchen and another smaller space beyond, ideal for a boot room. To the first floor are three double bedrooms and a further single. Bedroom two benefits from an en-suite, with the remaining three bedrooms sharing the family bathroom. Due to the proximity to the water here, the current vendor has used the Master bedroom as a reception room, which works very well, particularly with the views over the marina and gas fire. There are so many options of how this substantial property could be reconfigured to suit family requirements and adapt with you for the years ahead.



Entrance Hall

Double doors with decorative glazed inserts open into entrance hall. Coving, under stairs cupboard, wall mounted thermostat. Stairs to first floor landing,

Cloakroom

Wooden panel ceiling, window to side, wash hand basin, low level WC, storage cupboard.

Sitting room (17' 3" x 16' 2") or (5.25m x 4.92m)

Coving, picture rail, bay window to front with sash window, radiator, Victorian skirting boards, exposed floorboards.

Family Room (13' 11" x 19' 5") or (4.25m x 5.92m)

Coving, picture rail, bay window to side with sash window and secondary glazing. Radiator. Glazed panel door to;

Kitchen/Dining room(12' 0" x 16' 2") or (3.65m x 4.92m)

Coving, double glazed window to side. Selection of wall and base units with laminate worktops. Stainless steel sink and drainer with mixer tap, electric oven gas hob with fume hood over. Radiator. Step up to;

Utility (7' 8" x 16' 2") or (2.34m x 4.92m)

High level double glazed window to side, radiator, wall mounted boiler, Victorian skirting. Door to;

Boot room (4' 7" x 5' 11") or (1.39m x 1.80m)

Obscured window to side, storage cupboard, door to garden.



enclosed by panel fencing, selection of mature trees and shrubs.
Fareham Borough Council, tax band E, approx £2,410.95



First floor landing

Double glazed obscured glass sash window to side, picture rail, radiator, loft hatch, airing cupboard housing water tank.

Master Bedroom (17' 3" x 16' 2") or (5.25m x 4.92m)

Coving, bay window to front with sash window and views over Marina. Fireplace with tiled surround, coal effect gas fire, Victorian skirting.

Bedroom 2 (16' 10" x 12' 6") or (5.12m x 3.80m)

Coving, bay window with sash window to rear, radiator. Door to;

En-suite

Coving, spotlights, obscured sash window to rear. Shower cubicle with tiled surrounds, pedestal wash hand basin, low level WC, radiator.

Bedroom 3 (12' 4" x 16' 5") or (3.75m x 5.0m)

Double glazed sash window to rear with secondary glazing, radiator, fitted wardrobes, Victorian skirting.

Bedroom 4 (8' 5" x 9' 10") or (2.56m x 3.00m)

Sash window to side with secondary glazing, radiator.

Bathroom (4' 11" x 9' 10") or (1.50m x 3.00m)

Double glazed obscured window to side, radiator. Suite comprising, panel bath, low level WC, pedestal wash hand basin, tiled flooring.

Driveway

5 bar gate to paved driveway which runs along the side of the property, opening out under carport, with glass sides and roof. Parking for several cars.

Garden

Wrap around garden, mainly laid to lawn, 2 sheds,



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.