

FOR SALE



Kings Field, Bursledon
Asking Price Of £225,000

MARTIN&CO

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- Two Double Bedroom Maisonette
- Quiet CUL-DE-SAC location
- Enclosed Private Garden
- Garage
- Parquet-Style Flooring
- Beautifully Presented

Spacious Two-Bedroom Ground Floor Flat with Garden & Garage. Well-presented two double bedroom flat with its own private garden and garage, plus gas central heating, double glazing and parquet-style flooring. Convenient for Lowford village, River Hamble & Bursledon station.

This well-presented ground floor flat offers generous living space, a private garden with side access, and a garage with a recently replaced roof. Perfectly located close to the River Hamble, M27 motorway links, Bursledon train station, and local supermarkets, the property combines convenience with comfort.

The property benefits from its own private front door, leading into a welcoming hallway with two useful storage cupboards. From here, you'll find a separate toilet with basin, followed by the first double bedroom, complete with fitted wardrobes.

The spacious lounge is a real highlight, featuring a large bay window that floods the room with natural light, along with fitted units



providing excellent storage. The well-appointed kitchen offers ample workspace and storage-perfect for all your culinary needs.

A family bathroom with shower over the bath serves the home, and the second double bedroom is equally well-proportioned, with additional storage and space that could also be used as a home office. This bedroom opens directly onto the lovely private garden, which enjoys beautiful views of mature trees, a peaceful setting, and the benefit of side access.

Additional features include gas central heating, double glazing throughout, and the garage nearby, which has recently had a new roof. With no service charge, a low ground rent, and a long lease, this property also represents excellent value for money.

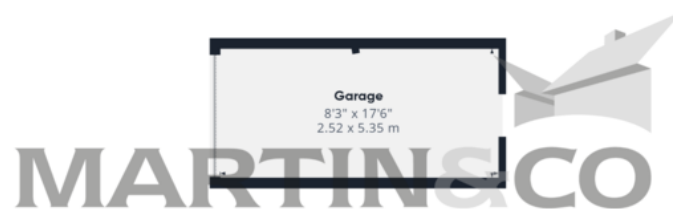
This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a spacious property in a highly convenient location.

LEASEHOLD INFORMATION Service Charge - Insurance payable to management company
Ground Rent - £15pa
Years Left On Lease - 839

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate total area⁽¹⁾
845 ft²
78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.