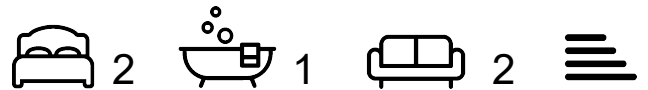




## Seaview Estate

Netley Abbey, Southampton, SO31 5BQ

Asking Price £395,000



- 1930s Bay Fronted Semi Detached Home
- Separate Living Room
- Downstairs WC
- Refitted Bathroom
- Village Location

- Kitchen Diner
- Conservatory / Family Room
- Two Double Bedroom
- Large Garden Home Office
- Vendor Suited

# Seaview Estate

Netley Abbey, Southampton, SO31 5BQ

Asking Price £395,000



Nestled within the charming Seaview Estate in Netley Abbey, this delightful semi-detached house, built in the 1930s, offers a perfect blend of character and modern living. Spanning an impressive 904 square feet, the property features a Kitchen Diner open plan to Conservatory / Family room and separate Living Room providing ample space for both relaxation and entertaining.

The home boasts two comfortable bedrooms, with the master bedroom offering water views and a second double bedroom with views over the garden. The property also includes a well-appointed bathroom, ensuring convenience for residents and guests alike.

One of the standout features of this residence is the large home office or garden room, which presents an ideal space for remote working or creative pursuits. This versatile area can easily adapt to your lifestyle needs, whether you require a quiet study or a vibrant hobby room.

The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community. The surrounding area of Netley Abbey is known for its scenic beauty and tranquil atmosphere, making it a desirable location for families and professionals alike.

In summary, this charming property in Seaview Estate is a wonderful opportunity for those seeking a comfortable home in a convenient village location with ample space for both living and working. Don't miss the chance to make this delightful house your new home.

### Front Approach

Enclosed with dwarf wall and wooden fencing to one side, pedestrian gate leading to low maintenance front garden with pathway to front door and gated side access.

### Entrance Hall

Storage cupboard, double radiator, stairs, open plan, door to:

### Living Room

11'8" max x 10' (3.56m max x 3.05m)

Bay window to front, fireplace, double radiator.

### Kitchen/Dining Room

15'10" x 11'11" max (4.83m x 3.63m max)

Window to side, open plan, door to:

### Conservatory

Two windows to rear, double door, door to:

### WC

Window to side.

### Landing

Window to side, door to:

### Bedroom 1

11'8" max x 10' (3.56m max x 3.05m)

Bay window to front, Storage cupboard, sliding door, door to:

### Bedroom 2

11'11" x 10' (3.63m x 3.05m)

Window to rear

### Bathroom

Window to rear, heated towel rail, door to:

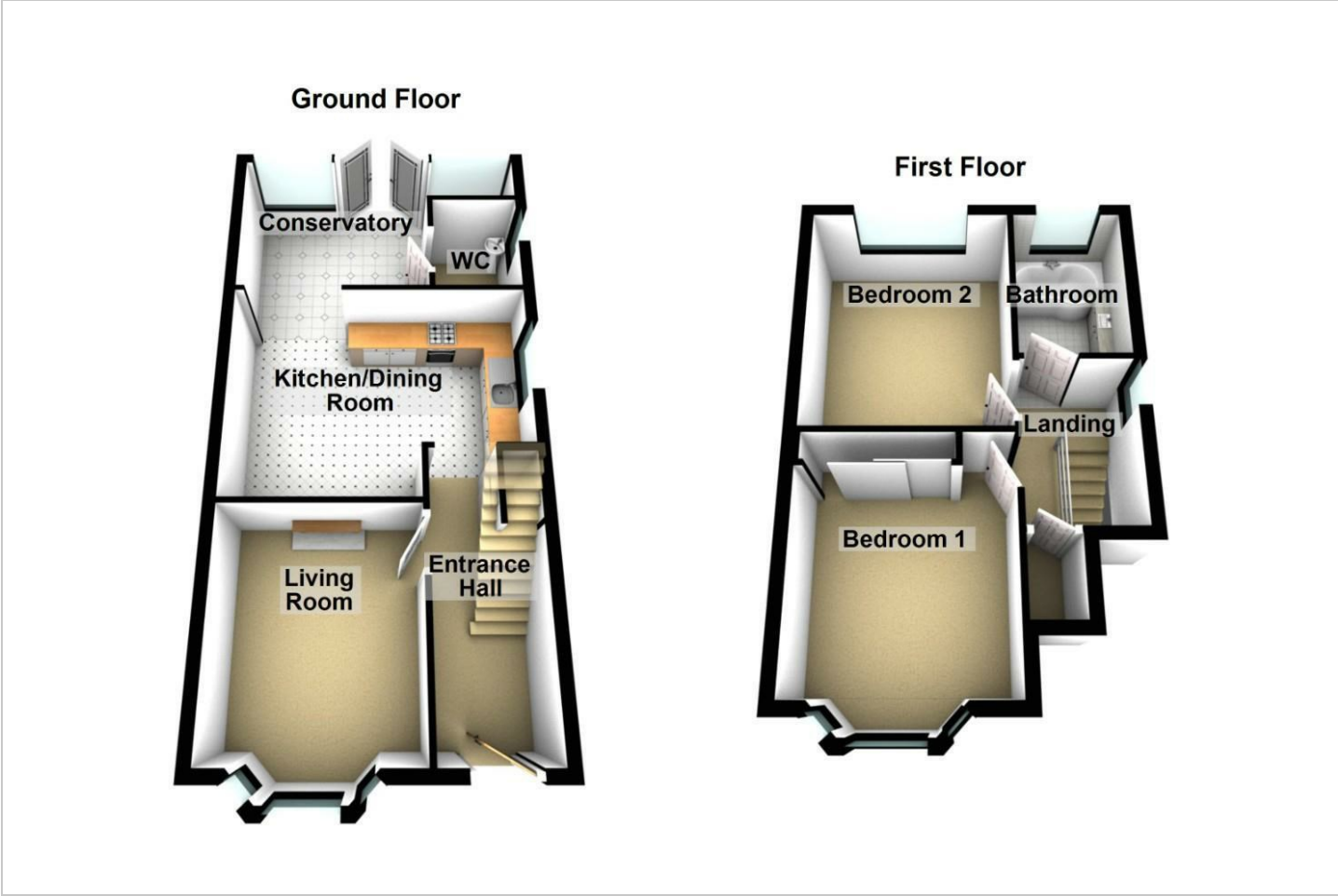
### Rear Garden

Enclosed with wooden panel fencing with paved patio area and space for hot tub. Lawn area with planted borders. Raised decked entertaining space with access to large Garden Room / Home Office. Side access with storage space. Outside tap and lighting.

### Garden Room / Home Office



Floorplan



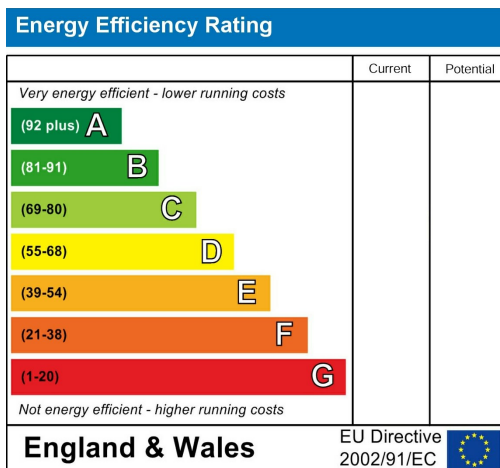








## Energy Efficiency Graph

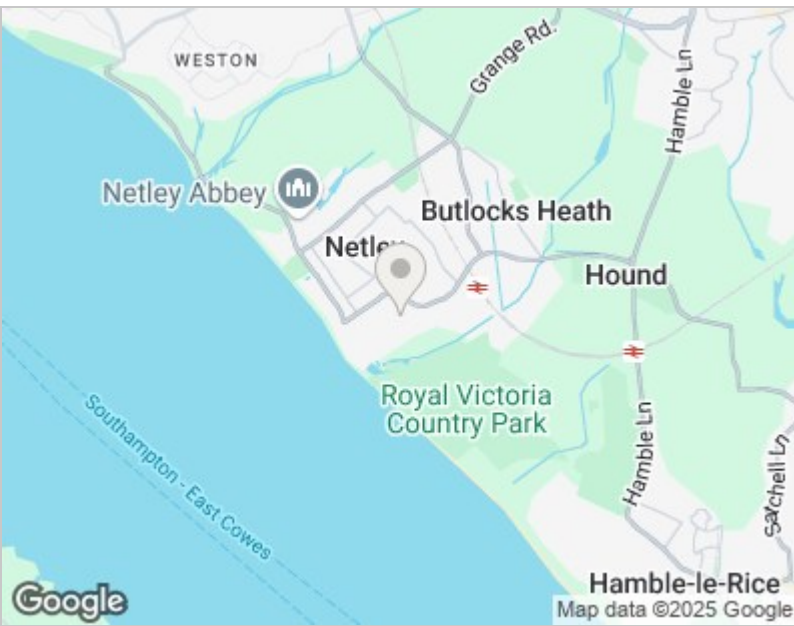


## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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