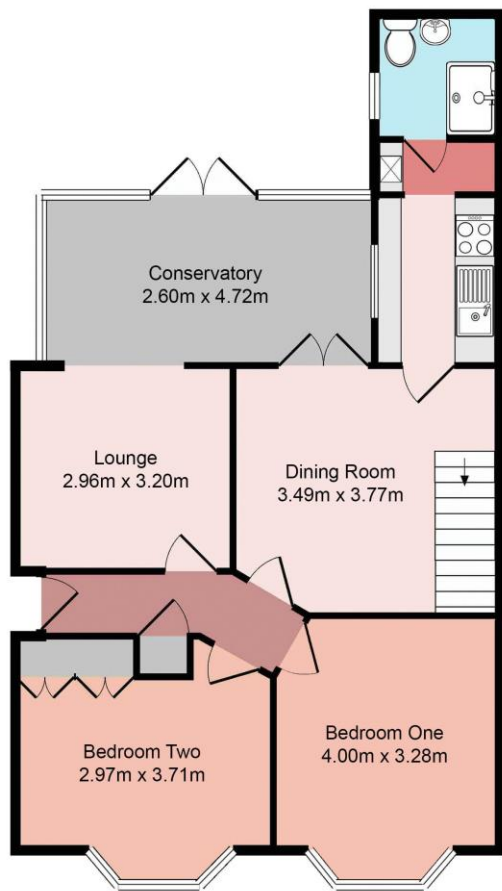




26, Arundel Road, Totton, SO40 3BH  
£359,950

**brantons**

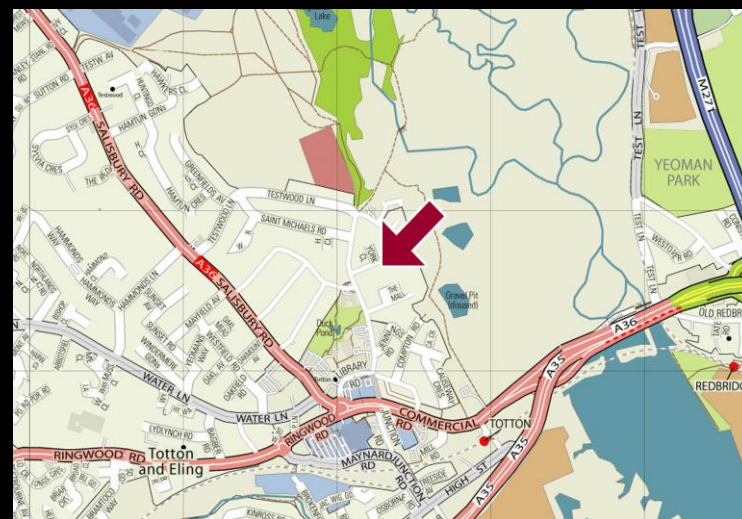




Ground Floor



1st Floor



Accommodation

Lounge13' 1" x 10' 9" (4.00m x 3.28m) Into Bay

Bedroom Two9' 9" x 12' 2" (2.97m x 3.71m) Into Bay

Dining Room11' 5" x 12' 4" (3.49m x 3.77m)

Lounge9' 9" x 10' 6" (2.96m x 3.20m)

Conservatory8' 6" x 15' 6" (2.60m x 4.72m)

Kitchen8' 9" x 5' 10" (2.66m x 1.78m)

Bathroom5' 9" x 5' 9" (1.74m x 1.75m)

Bedroom Three17' 2" x 12' 4" (5.23m x 3.76m)

Property

Situated in a quiet residential road within a convenient central location in Totton, Brantons are pleased to offer for sale this deceptively spacious, semi-detached chalet bungalow. The versatile accommodation is comprised of a lounge, spacious dining room, kitchen, modern shower room, and a UPVC conservatory. There are also three bedrooms arranged over two floors.

The front of the property provides driveway parking and at the rear is an enclosed garden that is mainly laid to lawn with patio seating area. The garden is larger than average for a property of this nature and boasts a sunny Southerly aspect. An internal inspection is essential to fully appreciate the generous accommodation on offer.

Features

- Semi-Detached Chalet Bungalow
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen

- Large UPVC Conservatory
- Modern Shower Room
- Driveway Parking
- Sunny Southerly Facing Garden
- Quiet Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Oakfield

Junior: Oakfield

Senior: Testwood

Distances

Motorway: 1.1 miles

Southampton Airport: 8.5 miles

Southampton City Centre: 4.4 miles

New Forest Park Boundary: 2.2 miles

Train Stations

Ashurst: 4.7 miles

Totton: 0.6 miles

Directions

1) From our office head North on Salisbury Road. 2) Take the fourth right into Stannington Crescent. 3) Turn right onto Stannington Way. 4) At the end of the road, turn left onto Testwood Lane. 5) Take the first right onto Arundel Road.

Energy Performance

Energy performance certificate (EPC)

26 Arundel Road,  
Totton  
SOUTHAMPTON  
SO40 3BH

Energy rating  
**D**

Valid until: 4 April 2032

Certificate number: 0559-3015-8204-7332-1204

Property type

Semi-detached bungalow

Total floor area

89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a **score**. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

61 D

39-54

E

21-38

F

1-20

G

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.



