



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Sunnyfield Rise
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Stubbington

35 Sunnyfield Rise Bursledon Southampton SO31 8FA

£329,950
Freehold



A beautifully presented three double bedroom mews style property situated in a private maintained community convenient to the local village, schools and commuter access. This property offers entrance hallway, large kitchen/diner, lounge to rear, conservatory, master bedroom with en-suite, two further double sized bedrooms and a family bathroom. Outside there is a good sized private rear garden, This property also comes with an allocated parking bay under a covered car port and further allocated parking bay. Call Chambers Sales & Lettings for more information on 01329 665700.

Entrance Hallway

Stairs to first floor landing, wood laminate flooring, doors to kitchen breakfast room, lounge and WC, radiator.

Kitchen/Breakfast Room

16' 10" x 12' 9"
Double glazed floor length window to front elevation, fitted with a range of modern wall and base cupboard/drawer units with work surfaces over, inset sink unit with mixer tap, integrated appliances including double oven with five burner gas hob and cooker hood over, integrated fridgefreezer, dishwasher and washing machine, space for table and chairs, Worcester boiler in concealed cupboard (approx 5 years old) inset spotlights to ceiling, tiled laminate flooring, radiator.

Lounge

16' 10" x 11' 11"
Open access to conservatory, radiator.

Conservatory

Constructed of brick wall on either side under a polycarbonate sloping roof and double glazed elevations with sliding doors to rear garden.

Downstairs Cloakroom

Low Level WC, pedestal wash hand basin, wood laminate flooring, radiator.

First Floor Landing

Access to loft via void, access to shelved airing cupboard.

Master Bedroom

12'4" x 9' 7"
Double glazed full length window to rear elevation, built in double wardrobe, radiator, door to:

Ensuite

Fitted with a double width shower cubicle, pedestal wash hand basin, low level WC, radiator.

Bedroom Two

9'10" x 8'4"
Double glazed window to front elevation, radiator.

Bedroom Three

9'10" x 9' 3"
Double glazed window to front elevation, radiator.

Family Bathroom

Fitted with a white suite comprising of panel bath with shower attachment over, low level WC, pedestal wash hand basin, chrome heated towel rail.

Front Garden

Area laid to shrubs with pathway to front door.

Rear Garden

Area immediately behind house laid to patio, main area laid to lawn, fully fence enclosed with rear pedestrian access gate.

Agents Note

There is an estate charge of £50 per month. This covers, landscaping and general maintenance, lighting, general maintenance and insurance and legal assistance as the management company is run by the residents to keep down costs.

Car Port/Parking

Two allocated spaces one under the carport.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Sunnyfield Rise

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage Southern Water). Council Tax C. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Eastleigh Borough Councils planning portal to satisfy yourself.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

