



HUNTERS[®]

HERE TO GET *you* THERE



Providence Hill, Bursledon, SO3 1

Guide Price £200,000



This charming two-bedroom flat, located in the historic village of Bursledon, is now available. Surrounded by picturesque scenery and offering excellent transport links to nearby cities, the property perfectly balances tranquillity with convenience.

Upon entering, you are welcomed by a hallway, complete with ample storage conveniently positioned beside the front door, along with the family bathroom nearby. The master bedroom follows, featuring built-in storage and a private en-suite. Adjacent is the second double bedroom, which also benefits from built-in storage.

The property is completed by an impressive open-plan living and dining area, flooded with natural light through double French doors that open onto a stunning Juliette balcony. Leading from this space is the well-appointed kitchen, offering generous storage and included white goods.

This well-presented home offers comfortable, modern living in a highly desirable location; ideal for those seeking both charm and connectivity.

****NO Chain****

Tenure: Leasehold

Lease : 103 Years remaining approx.

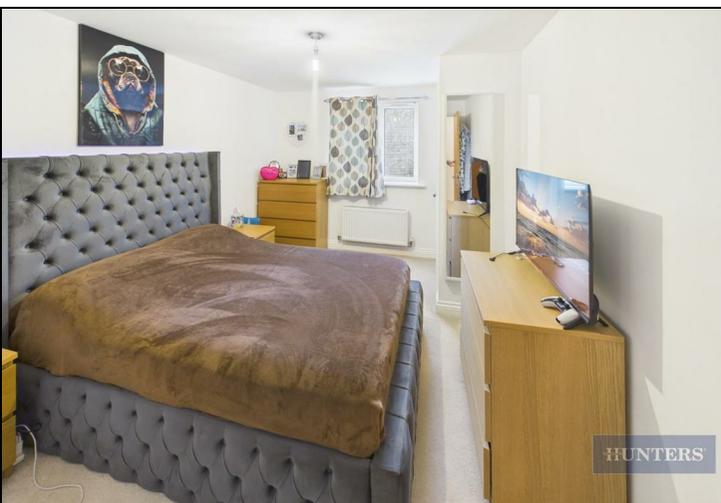
Service Charge: £1,252 per annum approx.

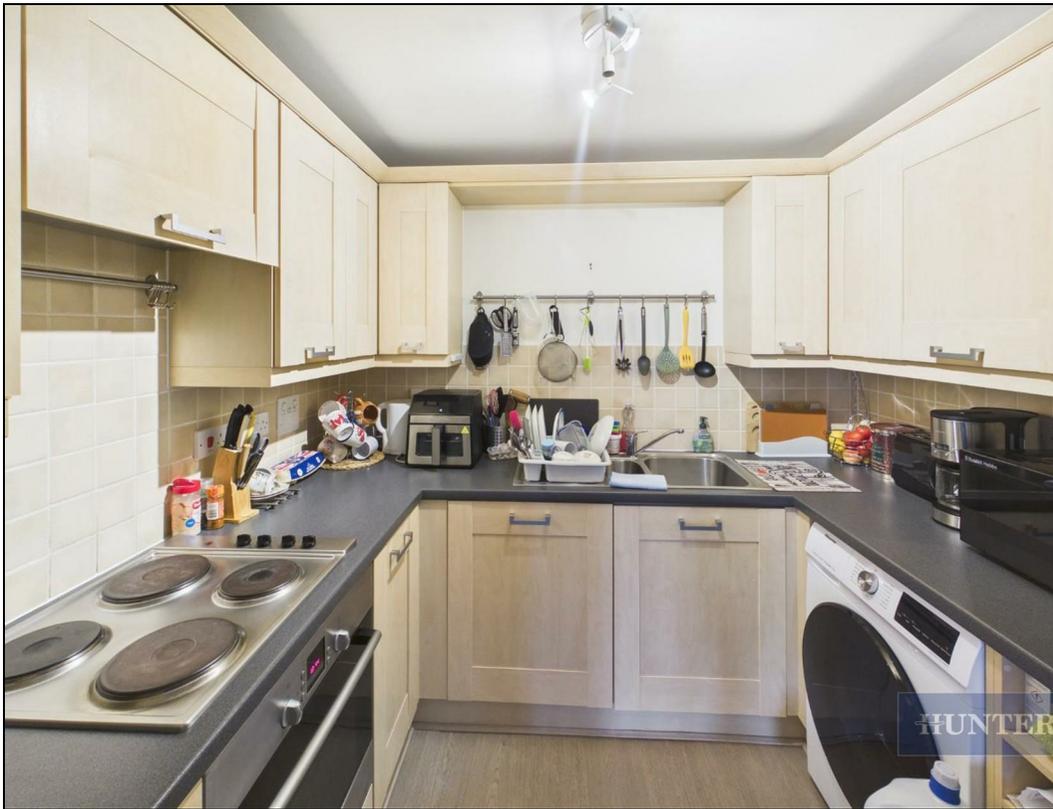
Building Insurance £467 per annum

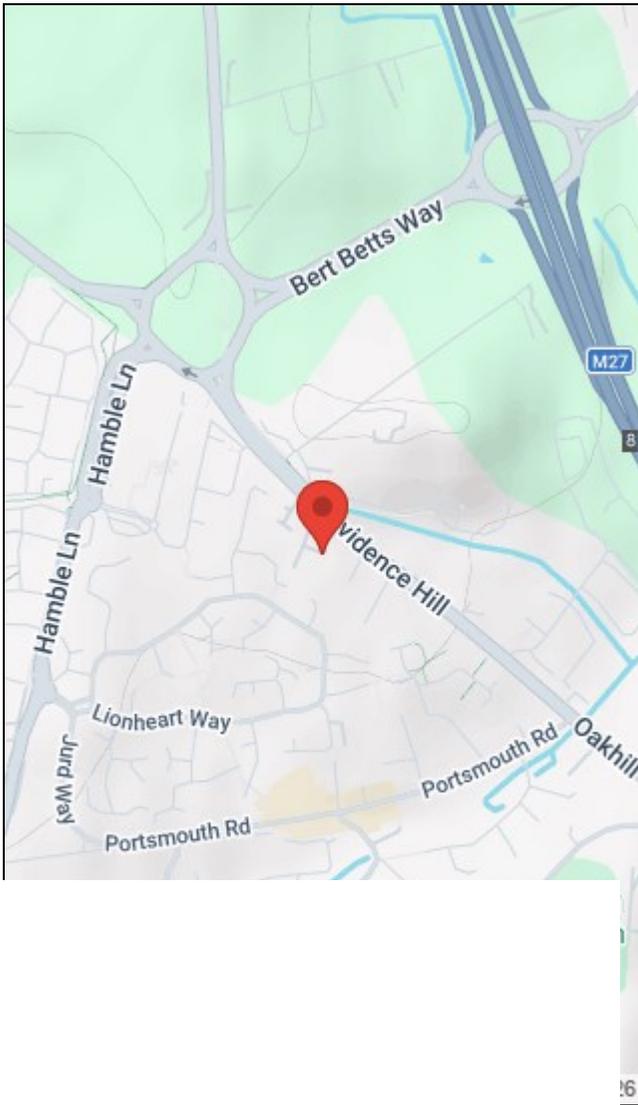
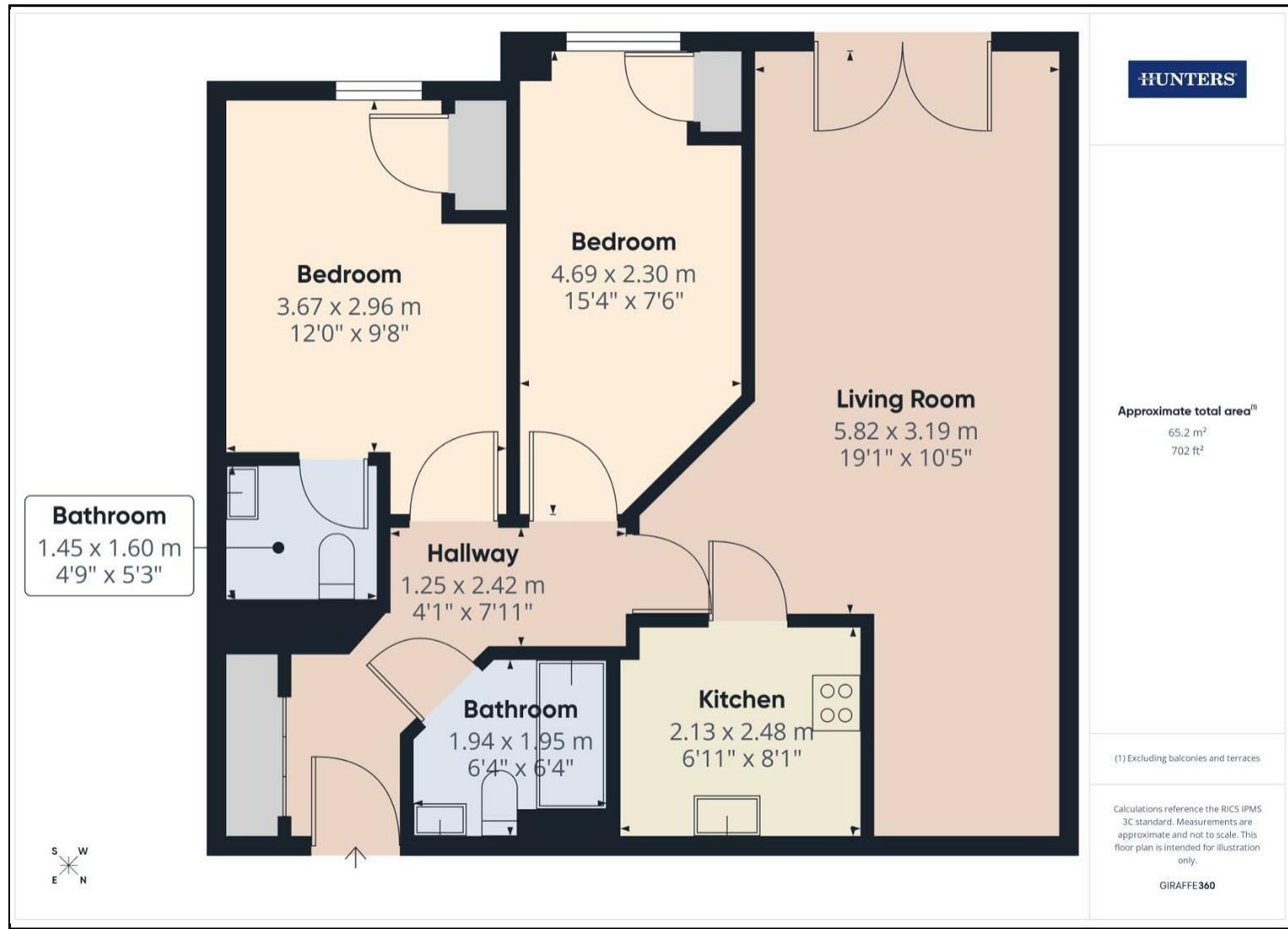
Ground Rent: £152 per annum.

KEY FEATURES

- Two-bedroom flat
- Bursledon location
- Two bathrooms
- Juliette balcony
- Double French doors
- Allocated parking space
 - En-suite
 - Ample storage
 - No Chain







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	
83	83
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
83	83
EU Directive 2002/91/EC	

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



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