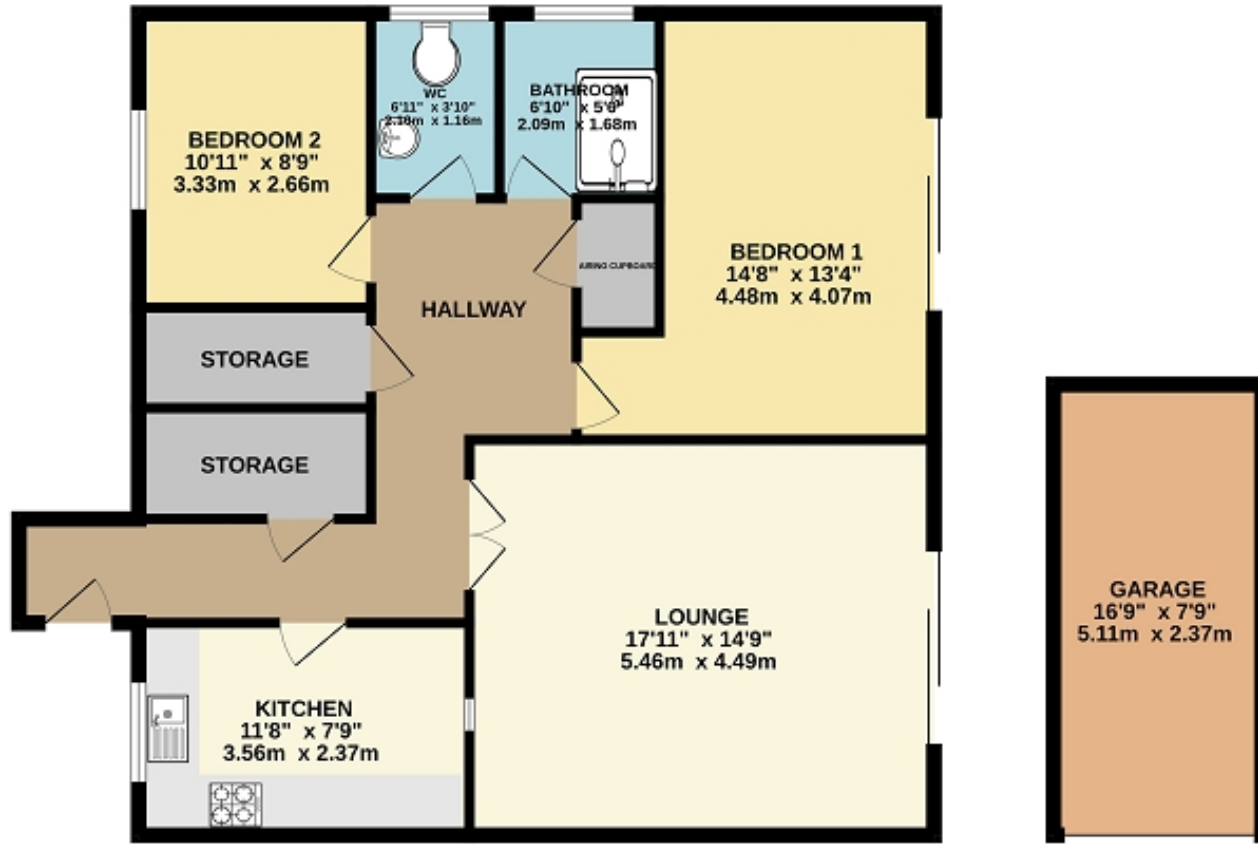


GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.  
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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ASKING PRICE

**£265,000**

Share of Freehold

**Church Lane, Bursledon, SO31 8FS**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



**Church Lane, Bursledon, SO31 8FS**

**2 Beds - 1 Baths**

Brambles Estate Agents are delighted to market this two-bedroom, ground floor maisonette with a private terrace overlooking delightful communal gardens. Ideally located in Bursledon close to local amenities.

#### FEATURES

- Ground floor maisonette in a sought after location
- Two double bedrooms
- Spacious lounge/diner
- Private entrance
- Private terrace plus beautifully presented front and rear communal gardens
- Residents parking and single garage en bloc



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SO31 9FH

MAYFAIR OFFICE

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BRAMBLES ESTATE AGENTS

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[brambles-estateagents.com](http://brambles-estateagents.com)

Bursledon | Warsash | Mayfair



This well presented, two bedroom maisonette is ideally situated in Bursledon close to local amenities and just a short walk from Bursledon Train Station and the famous Jolly Sailor pub. With close proximity to the M27 you are easily connected to the neighbouring cities of Portsmouth and Southampton.

Stepping inside, the spacious hallway offers plenty of fitted storage and has doorways leading off to all rooms. The modern kitchen has ample work surfaces and offers space and plumbing for all appliances. The light filled lounge/dining room has sliding doors leading out to the private terrace, an ideal space for outdoor furniture and overlooking the delightful communal garden. To complete the accommodation, two double bedrooms with a well-appointed bathroom and separate WC.

To add to the appeal of this property, there is plenty of residents parking on offer plus a single garage en bloc providing additional storage.



**Outside**

Ample unallocated parking for residents. Single garage en bloc. Private entrance.

**Entrance Hall (15' 10" x 20' 10") or (4.82m x 6.34m)**

UPVC double glazed front door. Fitted cairn mat. Vinyl flooring. Skirting boards. Radiator. Two under stairs storage cupboards. Additional storage cupboard. Doorways leading of to all rooms.

**Kitchen (7' 9" x 11' 8") or (2.37m x 3.56m)**

Wooden panelled door with brushed chrome fittings. Double glazed window to front. Vinyl flooring. Skirting boards. Ample work surfaces with tiled splash backs. Stainless steel sink and half with drainer and chrome mixer tap. Matching wall and base units. Integrated electric oven. Four point gas burner hob with stainless steel extractor hood above. Space and plumbing for dishwasher, washing machine, tumble dryer and fridge freezer. Serving hatch to living room.

**Lounge/Dining Room (14' 9" x 17' 11") or (4.49m x 5.46m)**

Wooden door with multi pane glass inserts. UPVC double glazed sliding doors lead out to private terrace. Carpet. Skirting boards. Radiator.

**W.C. (6' 11" x 3' 10") or (2.10m x 1.16m)**

Wooden panelled door with brushed chrome fittings. Double glazed opaque window to side. Vinyl flooring. Half tiled walls. Low level WC and cistern. White pedestal hand wash basin. Radiator.



**Shower Room (6' 10" x 5' 6") or (2.09m x 1.68m)**

Wooden panelled door with brushed chrome fittings. Double glazed opaque window to side. Vinyl flooring. Half tiled walls. Walk in shower with glass screen and chrome rainfall effect shower. Radiator. Extractor fan.

**Bedroom One (14' 8" x 13' 4") or (4.48m x 4.07m)**

Wooden panelled door with brushed chrome fittings. UPVC double glazed sliding doors lead out to private terrace. Carpet. Skirting boards. Radiator.

**Bedroom Two (10' 11" x 8' 9") or (3.33m x 2.66m)**

Wooden panelled door with brushed chrome fittings. UPVC double glazed window to front. Laminate flooring. Skirting boards. Radiator.

**Terrace**

Laid to patio. Plenty of room for outdoor furniture. Wooden gate leads out to communal garden.

**Garage**

Single garage en bloc. Up and over door. Lighting.

**Other**

Eastleigh Borough Council Tax Band B £1635.27 2024/25 charges.

Service charge approx £1200per annum.

128 years remaining on lease.

Vendors position: Need to find



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.