

BROOK
INDEPENDENT
ESTATE AGENTS

300 Old Swanwick Lane, Lower Swanwick, SO31 7GS

A charming three bedroom semi detached character house with a good internal layout, providing flexible long term accommodation with ground floor shower room & first floor bathroom and good sized garden with a useful rear gate leading out to near the Marina £409,950

ACCOMMODATION & FEATURES

- Great layout to enhance and extend with a nice Ikea style wood kitchen providing plenty of storage and a great view down the garden
- The living room diner is an exceptional size and versatile. It's open plan with two big windows to the front, the light streams in enhancing the feeling of space
- It has the essential extras for those looking for a long term home and lifestyle base, a large utility room and ground floor shower room
- The bedrooms are all doubles and have lovely elevated views across the locality plus a good sized bathroom
- The garden is a good size and has two useful storage sheds, handy side access from the front plus a secure gate at the bottom which takes you onto Swanwick Lane, perfect for walking
- It's a perfectly situated home. Convenient for commuting and commerce and provides an amazing and varied lifestyle on the doorstep
- Literally a stroll from the buzzing marina with its bistros and bars plus the magnificent walks along the River Hamble and Meon Valley. It's an everchanging and exciting place to reside with picturesque surroundings all year round and a warm pub to dive into









Brook Independent Estate Agents are delighted to present to the market this perfectly situated three double bedroom character house occupying an elevated prime position in a small Lane which provides rapid walking routes to the finest and most picturesque stretches of the River Hamble.

It has a real feeling of established charm, it's functional, a cosy retreat in the winter and in the summer a bright light coastal haven from where to enjoy the sea breeze and strolls along the river and Swanwick Lakes nature reserve. There really is plenty to do without getting into the car, all of which make this a destination address and simply perfect for those looking for plenty of activity and amenities plus cache of living in a prime Coastal spot. The Marina is a destination address for thrill seekers, the ‘have yachts’ and the ‘have nots’ sailors and maritime enthusiasts flock to the area eager to enjoy its accessibility to some of the finest sailing on the South Coast, all congregating at the impressive Marina well stocked with sailing essentials, riverside bars and bistros. It offers the right mix of tranquility and buzz. A short drive offers access to schools of good repute, shopping facilities at Locks Heath and Bursledon plus routes to main coastal towns, cities and stations.

In summary, the perfect base for putting down roots. The house is substantial and has a good layout with excellent bedrooms, a first floor bathroom and ground floor shower room plus the all-important good sized kitchen across the back overlooking the garden. There is also parking to the front and side access to the garden. It’s a home providing flexible long term options ready for a little enhancement to tailor it to the next owners needs and style. It certainly ticks the location, location, location box and provides excellent spacious accommodation.

Council tax band D

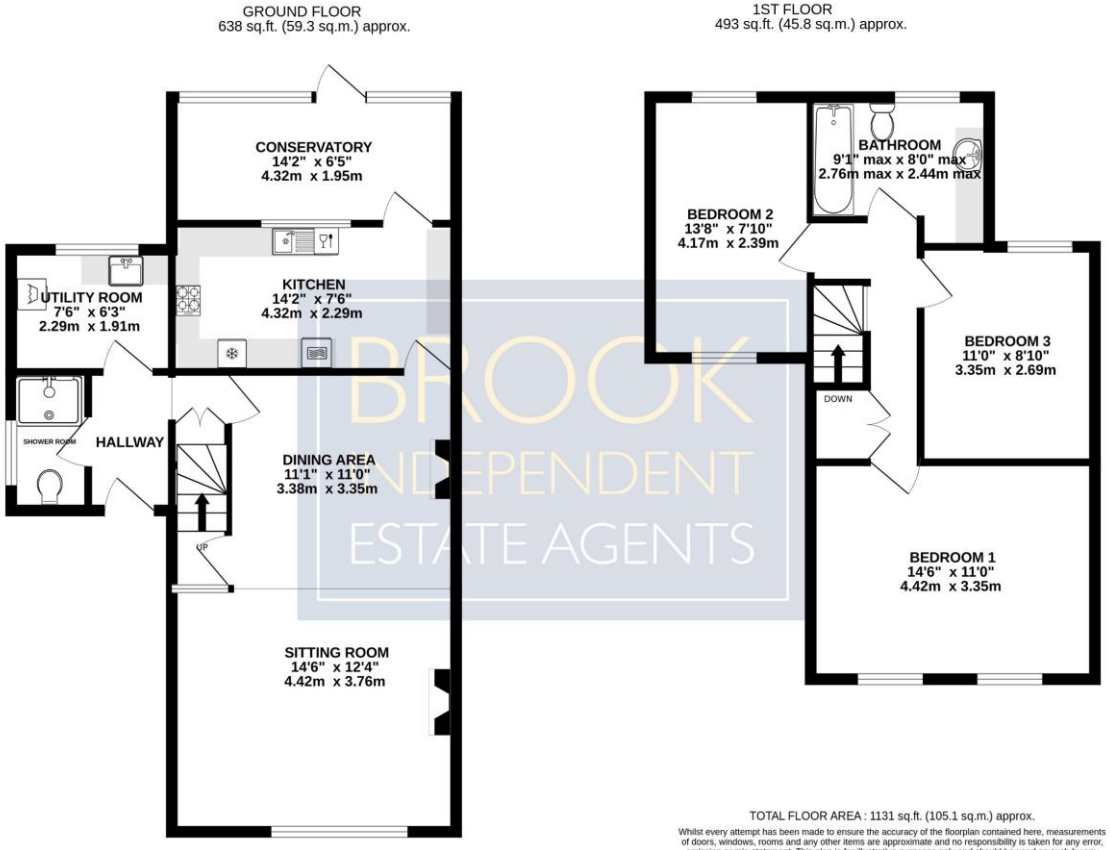
EPC Rating: E











TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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