



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

11 Arabian Gardens, Whiteley PO15 7HE

A good sized two double bedroom terrace house set in an established leafy part of Whiteley with the added benefit of good off road parking & a garage plus no chain £275,000

- What sets this home apart is the outlook and surroundings, its got space and a lovely outlook across green space and trees
- Excellent off road parking for three cars plus a useful garage
- Nicely screened and spaced close
- Spacious entrance hall
- Sizeable kitchen with ample cupboard storage and preparation space secluded view to the front over the locality
- Lovely sized living room diner with room for a dining table and lounge furniture
- Seasonal conservatory room overlooking the garden
- Two well proportioned double bedrooms
- Double glazed and gas central heating
- Perfectly located a for walking to the local school and the nature trails running through to Whiteley shopping centre
- The property is perfectly placed for a choice of commuter routes into main cities and commerce centres in the vicinity plus the A27 and M27
- No chain





Brook Independent Estate Agents are delighted to present to the market this well situated two double bedroom terrace house with great parking and a garage set in an established area in Whiteley. The area has undergone a major rejuvenation in recent years and now this smart 'new town' is fast becoming the preferred spot for those looking for modern family living with everything nearby. A short walk and you reach the hub of Whiteley where there are big brand shops, eateries, a leisure complex, gym and supermarket plus schools of excellent repute. Bordered by nature trails and woodland walks set in a well maintained and arranged contrasting environment of modern low maintenance living there is no wonder this location has become a destination address for those looking for amenities and activity on the doorstep and Arabian Gardens is so perfectly placed to enjoy everything Whiteley offers without the need to hop into the car all the time.

The situation of the terrace is appealing, set back and spaced nicely in an established tree lined setting. The house has a nice long frontage and then there's a little copse across the road. It's a more natural outlook. Internally there is a good size hallway to welcome guests and the kitchen is generous. The living room diner provides versatile options to arrange lounge and dining furniture plus in the warmer months theres a conservatory to enjoy the seclusion of the garden. First floor offers two well proportioned double bedrooms and a three piece bathroom suite, theres a storage option on both ground floor and first floor plus obviously the garage as back up.

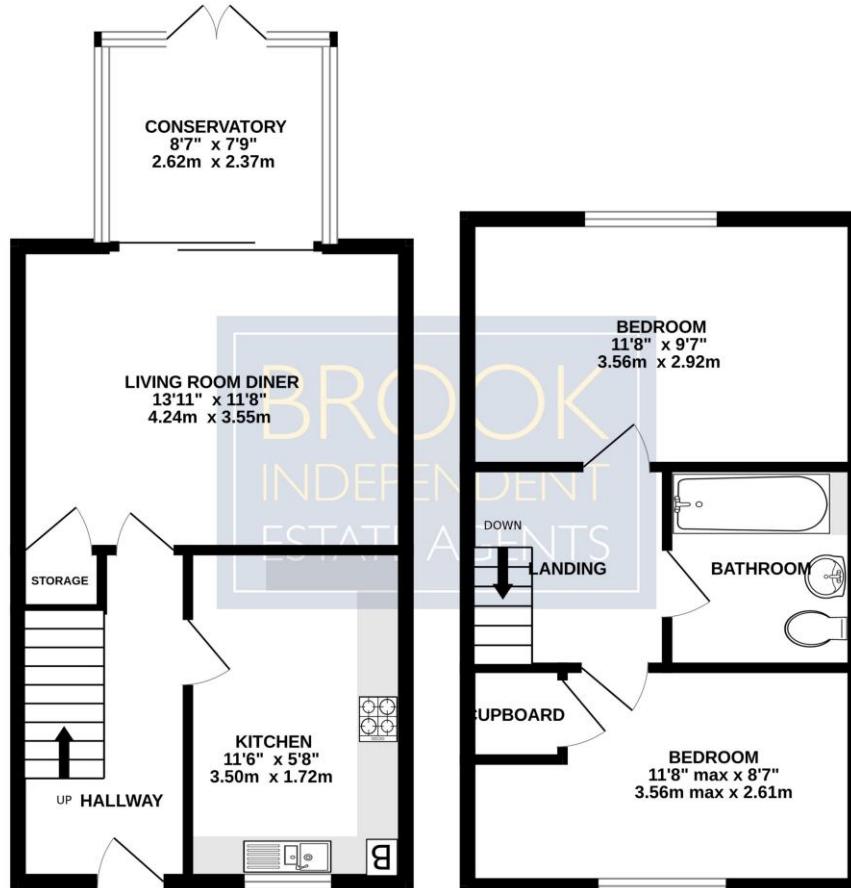
In summary this is a well-placed and laid out two bedroom terrace house the perfect option for those looking to be in a modern environment well served by amenities, yet with a leafy outlook. An early inspection is highly recommended.





GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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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33 Middle Road, Park Gate, Southampton SO31 7GH  
Tel: 01489 885500 [admin@brookindependent.co.uk](mailto:admin@brookindependent.co.uk)  
[www.brookindependent.co.uk](http://www.brookindependent.co.uk)